

\$809,900 - 9 Cranarch Way Se, Calgary

MLS® #A2261364

\$809,900

5 Bedroom, 4.00 Bathroom, 2,140 sqft
Residential on 0.09 Acres

Cranston, Calgary, Alberta

HALLOWEEN OPEN HOUSE Friday 6pm-8
Welcome to this beautifully appointed estate-style two-storey detached home, ideally situated directly across from a vibrant park that offers tennis courts, a skating rink, and more. The home makes a striking first impression with its stucco and stone exterior, grand stone archway at the front entrance, exposed aggregate driveway, and a spacious, multi-level composite deck in the sun-soaked south-facing backyard.

Inside, youâ€™ll find a warm and elegant interior featuring 9-foot ceilings and a mix of hardwood, tile, and plush carpet throughout. The main floor offers a large front office, a convenient two-piece powder room, and a generous mudroom/laundry area just off the double attached garage. The open-concept kitchen is designed for both function and style, with granite countertops, a gas range, microwave hood fan, corner pantry, and even a built-in compost chute for added sustainability. The adjoining living room is bright and welcoming, featuring a cozy gas fireplace and sliding glass doors that lead to the backyard â€“ the perfect setup for relaxing or entertaining outdoors.

The upper floor hosts three generously sized bedrooms, including a sunny, south-facing primary retreat with a walk-in closet and a luxurious ensuite. The ensuite is spa-inspired, offering dual sinks, a centre soaking tub, separate shower, private water closet, and dedicated makeup vanity. A full four-piece



bathroom serves the two additional bedrooms. Also upstairs is a spacious bonus room that overlooks the park and features California shutters and built-in shelving with a TV stand — ideal for family movie nights or a children's play space.

What truly sets this home apart is the fully legal, self-contained basement suite, making it an exceptional opportunity for multi-family living, extended family accommodation, or a strong mortgage helper. With its own private entrance, the suite includes two bedrooms, a full four-piece bathroom, carpet and tile flooring, a full kitchen with fridge, stove, mini dishwasher, and vented hood fan. It also features its own laundry area, pantry closet, and under-stair storage, offering privacy and independence for occupants — whether it's adult children, aging parents, or rental tenants.

Located in the desirable community of Cranston, residents also enjoy access to Century Hall — a private community centre with a splash park, tennis courts, skate park, indoor and outdoor sports courts, summer camps, and year-round special events such as artisan markets, youth clubs, and wine tastings. The home is conveniently close to the Bow River pathway system, several golf courses, and major shopping and dining destinations in nearby Seton and Mahogany. This home offers an unbeatable combination of location, space, flexibility, and income potential. Whether you're looking for a place to accommodate extended family or generate rental income, this property checks all the boxes. Don't miss your chance to make it yours — book your showing today!

Built in 2008

Essential Information

MLS® #

A2261364

Price	\$809,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,140
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Cranarch Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0S7

Amenities

Amenities	Party Room, Playground, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Full

Exterior

Exterior Features Private Entrance, Private Yard, Storage
Lot Description Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting
Roof Asphalt Shingle
Construction Stone, Stucco, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025
Days on Market 27
Zoning R-G
HOA Fees 190
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.