

# \$815,000 - 117 Cranleigh Place Se, Calgary

MLS® #A2243705

**\$815,000**

3 Bedroom, 4.00 Bathroom, 2,120 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SUNDAY 1-4PM. Welcome to this rare (PRE-INSPECTED) Villa with NO condo fee, tucked away in the exclusive Villas of Cranston Ridge - just steps from breathtaking Ridge VIEWS and located on a quiet, private CUL-DE-SAC. Priced to SELL! This turnkey, FORMER SHOW HOME has had only 1 owner and offers over 2,939 total sq ft of functional living space. This 3 bed + 3.5 bath home is a true showpiece, loaded with HIGH-END FINISHES from its time as a former show home (Beattie/Shane Homes).

At the heart of the home is the incredible CHEF's KITCHEN - an entertainer's dream - featuring upgraded stainless steel appliances, raised-panel oak cabinetry, elegant stone countertops, an impressive undermount WINE BAR, and a massive extended island with abundant storage and prep space.

The OPEN-CONCEPT main floor offers a warm, welcoming atmosphere with an abundance of natural light, rich HARDWOOD floors, an elegant gas fireplace, and direct access to the beautifully landscaped backyard. Enjoy year-round outdoor living with a stone patio, brick firepit, and built-in sprinkler system.

The primary suite offers a private retreat, complete with a spa-like ensuite with a deep soaker tub, a spacious walk-in closet, and a tranquil ambiance. You'll also find a generous Bonus Room, 2 additional bedrooms, a sleek



4-pc Bath, and the convenience of upper-level Laundry with automated Blinds throughout.

The fully finished Basement adds versatility, with an additional cozy fireplace, a 2nd Living Room, a full 3-pc bath, and a flexible rec space that can easily function as a home office, gym, media room - or with minor changes can become a 4th bedroom.

As a resident of Cranston, youâ€™ll enjoy access to the Cranston Community Centre, offering tennis courts, a hockey rink, basketball courts, playgrounds, and a splash park â€“ an exceptional lifestyle for families, professionals, and outdoor enthusiasts alike.

This is a rare opportunity to own a turn-key villa in one of Cranstonâ€™s most desirable locations, close to ridge pathways, natural green space, and community amenities.

Built in 2010

### **Essential Information**

MLS® #	A2243705
Price	\$815,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,120
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address 117 Cranleigh Place Se

Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0N5

### **Amenities**

Amenities	Other, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Electric, Gas, Living Room, Basement, Fire Pit
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden, Private Yard, Misting System
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	26
Zoning	R-2M
HOA Fees	181

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

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