

# \$850,000 - 117 Cranleigh Place Se, Calgary

MLS® #A2224594

**\$850,000**

3 Bedroom, 4.00 Bathroom, 2,120 sqft  
Residential on 0.08 Acres

Cranston, Calgary, Alberta

Welcome to this rare, turnkey 2-storey Semi-Detached villa, tucked away in the exclusive Villas of Cranston Ridge – just steps from breathtaking ridge views and located on a quiet, private cul-de-sac. With only one meticulous owner and over 2,939 total sq ft of beautifully designed living space, this semi-detached 3 bed + 3.5 bath home is a true showpiece, loaded with high-end finishes from its time as a former show home.

The heart of the home is the luxurious chef's kitchen – an entertainer's dream – featuring upgraded stainless steel appliances, raised-panel oak cabinetry, elegant stone countertops, a wine bar, and a massive extended island with abundant storage and prep space.

The open-concept main floor is warm and inviting, with rich hardwood floors and an abundance of natural light. The spacious living and dining areas overlook the tastefully landscaped backyard, complete with a stone patio, brick firepit, and low-maintenance sprinkler system – perfect for outdoor relaxation and entertaining year-round.

Upstairs, the expansive primary suite offers a private retreat, featuring a spa-inspired ensuite with a jacuzzi tub, walk-in closet, and serene ambiance. A generous bonus room, two well-sized additional bedrooms, and a stylish 4-piece bath complete the upper level – all



with the added luxury of electronic blinds.

The fully finished basement adds even more functional space, with a cozy second fireplace, 3-piece bathroom, and a flexible area ideal for a home gym, office, or entertainment zone.

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 home has been PRE-INSPECTED. A copy of the inspection can be provided upon request.

Built in 2010

### Essential Information

MLS® #	A2224594
Price	\$850,000
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	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Electric, Fire Pit, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden, Misting System, Private Yard
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	June 13th, 2025
Days on Market	5
Zoning	R-2M
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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