

\$800,000 - 117 Cranleigh Place Se, Calgary

MLS® #A2251971

\$800,000

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

Cranston, Calgary, Alberta

Welcome to this rare (pre-inspected) Villa with NO condo fee, tucked away in the exclusive Villas of Cranston Ridge. Take this rare opportunity to own on the Ridge at a LOW entry point of \$800,000. With motivated sellers, all reasonable offers would be considered.

This home is Just steps from breathtaking Ridge VIEWS and located on a quiet, private CUL-DE-SAC.

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.Â

Built in 2010

Essential Information

MLS® #	A2251971
Price	\$800,000
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 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, Gas, Living Room, 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, Front Yard, Garden, Landscaped, Lawn, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	12
Zoning	R-2M

HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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