

\$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

OPEN HOUSE Saturday & Sunday
1:00-4:00PM. 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, 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 August 28th, 2025

Days on Market	21
Zoning	R-2M
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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