

\$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, 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, Few Trees, Front Yard, Garden, Landscaped, Lawn, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	12
Zoning	R-2M
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.