

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

MLS® #A2251971

**\$815,000**

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

Cranston, Calgary, Alberta

Priced to Sell! OPEN HOUSE Saturday & 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® #	A2251971
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	Playground, Recreation Facilities, Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Smart Home, 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, Few Trees, Front Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 28th, 2025
Zoning	R-2M
HOA Fees	181

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

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