$735,000 - 35 Cranleigh Drive Se, Calgary

MLS® #A2258069

$735,000
3 Bedroom, 3.00 Bathroom, 2,088 sqft
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to your new home in the heart of Cranston! This 2,100 sq ft home is designed for both comfort and function, featuring hardwood and granite finishes throughout for a timeless touch of elegance. The home welcomes you with a vaulted front entry, creating a bright and airy first impression. The spacious kitchen offers a central island, abundant counter space, and room to entertain, seamlessly connecting to the inviting living area complete with a gas fireplace perfect for cozy winter evenings. A convenient mud room on the main floor adds practicality for busy families. Upstairs, youâ€™ll find three bedrooms and 2.5 baths, including a generous primary suite with a luxurious ensuite retreat and walk in closet. The home is finished with iron spindle railings for a stylish architectural detail. The basement is a clean canvas ready for your personal touch. The double front attached garage provides ample parking and storage. Outside your door, enjoy all that Cranston has to offer schools, parks, skating rinks, pathways, and the community centre, as well as nearby shopping, South Health Campus, and the YMCA. For nature enthusiasts, the home is just steps from serene wetlands, with Bow River, Fish Creek Park, and Cranston Ridge all within easy reach. Commuting is a breeze with quick access to Deerfoot and Stoney Trail. This is the perfect family home in a sought after community donâ€™t miss the opportunity to make it yours!

Built in 2004

Essential Information

MLS® #	A2258069
Price	$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,088
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Cranleigh Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1G7

Amenities

Amenities	Park, Parking, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Double Vanity, Kitchen Island, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, See Remarks, Bath

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Zoning	R-G
HOA Fees	175
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital 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.