

# \$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 Breakfast Bar, Built-in Features, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data, Wired for Sound, Bar, Smart Home  
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, Electric, Gas, Living Room, Brick Facing, 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

|                |      |
|----------------|------|
| Days on Market | 14   |
| Zoning         | R-2M |
| HOA Fees       | 181  |
| HOA Fees Freq. | ANN  |

**Listing Details**

Listing Office            eXp Realty

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