

# \$834,900 - 107 Cranleigh Manor Se, Calgary

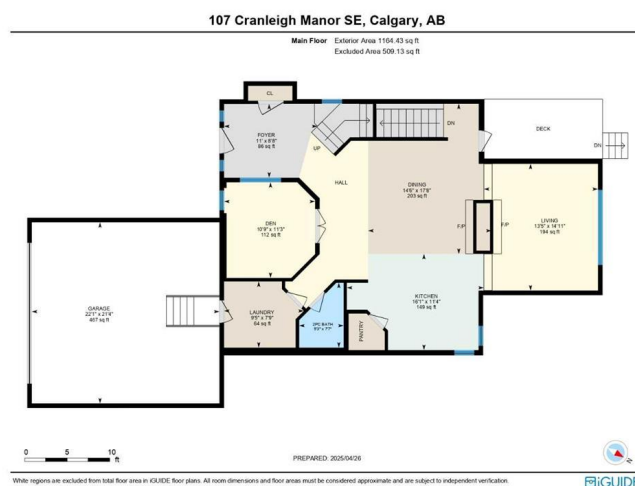
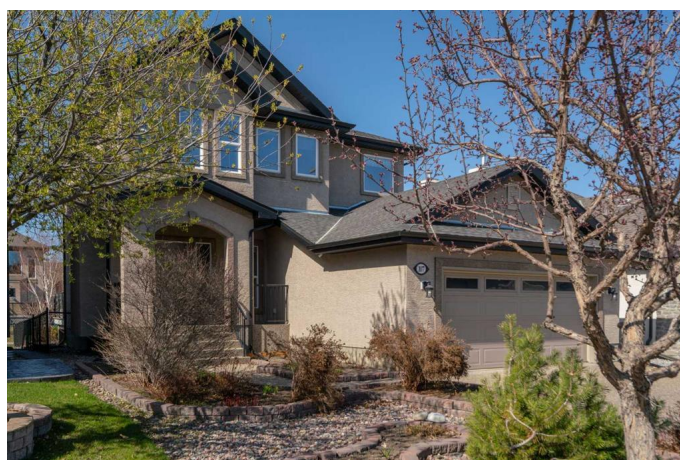
MLS® #A2215306

**\$834,900**

3 Bedroom, 4.00 Bathroom, 2,399 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to this renovated and well-maintained estate home with 4 bedrooms, 3.5 bathrooms, 1 den and 1 bonus room over 3000 sq ft finished living space located in the big and popular southeast community of Craston. Open the front door, your eyes are immediately drawn to the 9â€™™ ceilings with built-in speakers, a spectacular grand staircase with new carpet and a skylight that leads to the upper floor, solid fresher oak hardwood flows throughout the main floor, a dream dining room with a custom built-in dry bar, an upgraded rustic double-sided fireplace bringing warmth and charm to the main floor in the winter time, a great room with new hardwood floor and large windows toward a nice landscaped backyard, an adjacent kitchen featuring an island , nice ample cabinetry, tiled backsplash, corner windows, a convenient corner pantry, and stainless steel appliances and a spacious study room or an office with elegant French doors allowing you to skip the commute to work and embrace the home office lifestyle. Main floor also includes a laundry room leading to the Garage, a 2-piece powder room and a backyard door leading into basement or out to the barbecue deck. Upstairs provides new thorough plank flooring, a primary bedroom with a walk-in closet and an executive ensuite with a jetted tub and a separate shower, two other good size bedrooms, a 4-pc family bathroom and a bonus room with a vaulted ceiling and large windows towards backyard with green space



and west stunning views of pathways and Rocky Mountains. Finished basement with 9'™ ceiling and built-in speakers offers a workout room or bedroom with nice tile floor, a large rec room with new carpet floor and a wet bar area with wine fridge, and a third 3-pc full bathroom. It is an ideal place for movie night or relaxing time with family and friends. The outdoor with years of meticulous design and landscaping features a barbecue deck with views of green space and rocky mountain, low maintenance landscaping in front and back yards with flower and rock gardens, concrete sidewalk, and a fire pit with concrete patio. You could relax and enjoy this oasis in the summertime with family and friends without watering and doing mower lawn. This stunning house is just step away from a mountain view ridge pathways for walking and biking, parks, and schools. Cranston Community provides a private club house including sports courts, spray park and skating rink and more. Minutes driving to restaurants, shopping, South Health Campus hospital as well as the world's largest YMCA. Easy access to Stoney and Deerfoot Trail to city wide areas. Book your own showing now!

Built in 2005

### **Essential Information**

MLS® #	A2215306
Price	\$834,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,399
Acres	0.12
Year Built	2005

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	107 Cranleigh Manor Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1J3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Dining Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Greenbelt, Irregular Lot, Landscaped, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Zoning	R-G
HOA Fees	172
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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