



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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117 Cranleigh Place SE
Calgary, Alberta

MLS # A2224594



\$850,000

| | | | |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,120 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Garden, | | |

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| 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 | | |

Inclusions: Electric Oven, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, All Window Coverings, Basement Bar with Floating Shelves, Peleton Treadmill & Gym Equipment, Basement TV & TV Wall Mount, Shelves beside TV Wall Mount, Basement Sound System, Backyard Ring Solar Camera, Front Ring Camera, Storage Shelves in Garage, Wine Bar in Kitchen.

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, you'll enjoy access to the Cranston Community Centre, offering tennis courts, a hockey rink, basketball courts, playgrounds, and a splash park — 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.