

# \$925,000 - 42 Cranleigh Manor Se, Calgary

MLS® #A2247518

**\$925,000**

3 Bedroom, 4.00 Bathroom, 2,511 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Elevate your lifestyle in this executive-style residence, where classic design meets unparalleled convenience. Perfectly positioned on a corner lot directly across from Fish Creek Ridge, this home offers a daily connection to nature with immediate access to walking and biking trails. Step inside to a stunning and sophisticated interior, defined by an elegant, open staircase that serves as the home's centerpiece. The main floor features an open-concept layout, seamlessly connecting the formal dining room at the front with a sunlit living room and a gourmet kitchen. This chef's space is a masterpiece of design, boasting extensive white cabinetry, high-end stainless and black appliances, and exquisite granite countertops. The entire main floor is unified by newly refinished hardwood floors, creating a seamless flow of warmth and elegance. A private den, a convenient half-bath, and a dedicated laundry room complete this level. The upper floor is a sanctuary of refined living. A beautiful bonus room, featuring a newly finished fireplace, provides a perfect retreat. French doors open to a private balcony, offering gorgeous, unobstructed views of Fish Creek. The primary suite is a true escape, with a walk-in closet expertly organized by California Closets and a luxurious four-piece ensuite. Two additional spacious bedrooms and another well-appointed four-piece bathroom provide comfort for family and guests. The fully finished basement adds extensive living space, including a large family



room with a cozy gas fireplace, a versatile bedroom with a built-in Murphy bed, a three-piece bathroom, and a meticulously finished storage area. Outside, the beautifully landscaped backyard is an entertainer's dream, featuring a deck, a stone patio, a storage shed, and a dedicated space for RV parking. With central air conditioning and impeccable maintenance throughout, this home is a testament to quality. The front double attached extra long garage keeps your vehicles free from the elements. Its prime location offers effortless access to Deerfoot and Stoney Trail, top-tier schools, premier shopping, and a vibrant community, all within a setting of breathtaking natural beauty. This home offers a valuable opportunity to add a separate entrance for a potential legal suite, architectural drawings can be provided upon request.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247518    |
| Price          | \$925,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,511       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                       |
|---------|-----------------------|
| Address | 42 Cranleigh Manor Se |
|---------|-----------------------|

|             |          |
|-------------|----------|
| Subdivision | Cranston |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3M 1G6  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Gas, Loft                                                                                                                             |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                        |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                           |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Views, Environmental Reserve |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stone, Stucco, Wood Frame                                       |
| Foundation        | Poured Concrete                                                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 10                |
| Zoning         | R-G               |
| HOA Fees       | 189               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

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