

\$875,000 - 12 Cranleigh Court Se, Calgary

MLS® #A2240791

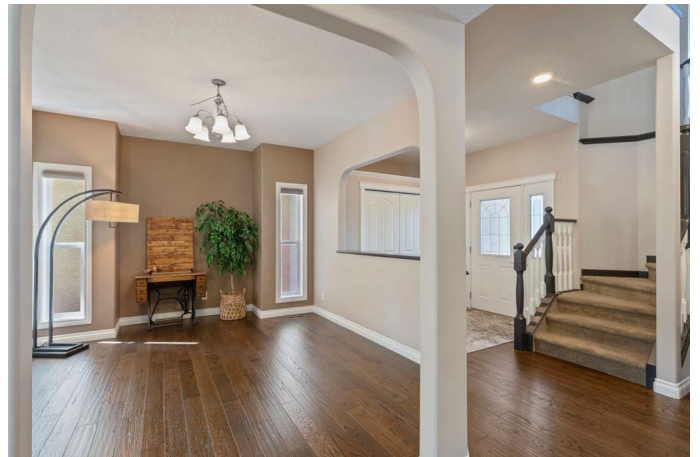
\$875,000

5 Bedroom, 5.00 Bathroom, 2,536 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Beautifully Upgraded 5 Bedroom Family Home in Prime Location Near Parks & Schools. Exceptional Jayman Built home-where thoughtful design meets quality craftsmanship. Boasting over 3595 sq ft of fully developed living space on 3 levels, this 5-bedroom, 5 bath home is perfect for families seeking both comfort & elegance. Tucked away on a quiet cul de sac, this home features a DOUBLE attached oversized HEATED garage/aggregate driveway-w/Hot & Cold water & a 220V outlet! Mn floor offers: Gleaming Hardwood, dedicated home office, versatile flex room = formal dining room/playroom/office/music room/learning area! Welcoming living room w/STONE FIREPLACE feature wall, Chef-inspired kitchen w/granite counters, SS appliances, full-height cabinets & walk-in pantry. Elegant dining nook w/oversized windows & patio doors that open onto fenced/landscaped/FLAT backyardâ€”perfect for kids, pets, gardening, entertaining. Gas line for BBQ. Shed included! 2 piece bath on this level. Upstairs, discover a bright sunny bonus room, adds so much extra relaxing or media space. Spacious primary suite featuring luxurious 5-piece ensuite & walk-in closet. 3 additional bedrooms, full 4-piece bath PLUS a bonus 2 pce bath here - perfect for a big family!! In original plan this space is used as upper laundry! Fully finished basement w/RAISED ceiling adds incredible value w/fifth bedroom, full bath, large recreation/media room w/tons of storage -



perfect for family movie nights, a home gym or creative space. The best laundry room ever - sink & lots of space for hanging/folding! Pedestal washer & dryer - not only lifts your machines up - but amazing for doing tiny loads, 'hand wash' delicates, or soaking! Wine room/cold storage. Enjoy year-round comfort w/9â€™™ ceilings, central air conditioning, Vacuflo. Nearby Fish Creek Provincial Park, one of Canada's largest urban parks, awaits those wanting to enjoy a family picnic by the Bow River, walk the dog or spend a day cycling on over 100 kms of trails. Community is designed to feel secluded & long distance from busy big city life - but it is only a short distance from important amenities. Seton is right next door - grab a meal, enjoy a pint of craft beer or check out a movie at the theatre. South Health Campus Hospital is a stone's throw away. Cranston's Century Hall, a 22,000-square-foot community centre, houses a gym & meeting/banquet rooms. Outside, expect year-round recreation at the splash park, outdoor hockey rink & 2.8-hectare private park. Add in access to public & catholic schools, parks, major roadways, transit + great Neighbours...what are you waiting for!?!

Built in 2002

Essential Information

MLS® #	A2240791
Price	\$875,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,536
Acres	0.11
Year Built	2002
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Cranleigh Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1C9

Amenities

Amenities	Clubhouse, Other
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025
Days on Market 1
Zoning R-G
HOA Fees 190
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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