

**117 Cranleigh Place SE**  
**Calgary, Alberta**

**MLS # A2224594**



**\$850,000**

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

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

**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 &mdash; 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 &mdash; an entertainer's dream &mdash; 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 &mdash; 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 &mdash; 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 &mdash; 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.