

11 Cranleigh Close SE
Calgary, Alberta

MLS # A2233067



\$775,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air
Floors:	See Remarks
Roof:	Asphalt Shingle
Basement:	See Remarks
Exterior:	Brick, Stone, Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

NEAR \$80,000 BELOW CITY ASSESSMENT VALUE | JUDICIAL COURT-ORDERED SALE | FRONT ATTACHED TRIPLE CAR GARAGE | DESIRABLE NEIGHBOURHOOD | WEST FACING BACKYARD | Introducing 11 Cranleigh Close SE—a home with exceptional potential, perfectly situated on a peaceful, established street in the highly sought-after Cranston community. This spacious residence offers 4 bedrooms up and 2.5 bathrooms up, including a triple car attached garage, and is beautifully positioned on a landscaped lot with a large rear deck—ideal for outdoor entertaining. The thoughtfully designed floor plan features a formal dining area, along with an open-concept kitchen and living room awash with natural light through large windows. Upstairs, you'll find four inviting bedrooms, including a primary suite with a private ensuite. Conveniently located near schools, shopping, and all the amenities that make Cranston one of Calgary's most desirable neighbourhoods, this property offers an excellent opportunity for buyers and investors seeking a prime location. Please note that interior access is not available. All measurements and details are based on previous MLS data.