

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

MLS® #A2240791

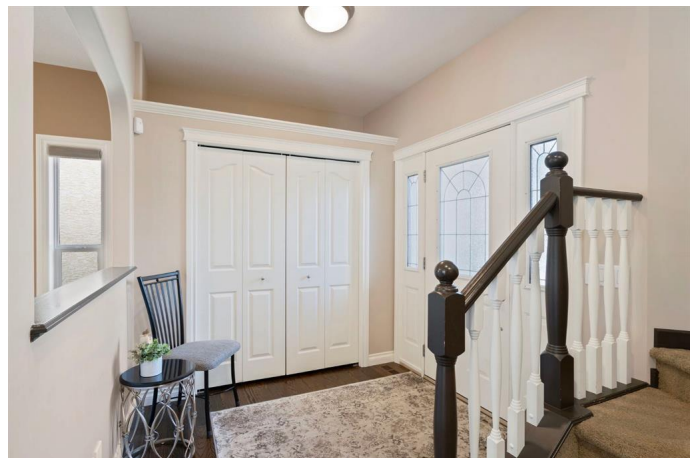
**\$875,000**

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	Other, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Oversized, 220 Volt Wiring
# 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            9  
Zoning                      R-G  
HOA Fees                  190  
HOA Fees Freq.          ANN

**Listing Details**

Listing Office              Royal LePage Benchmark

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