

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

MLS® #A2247518

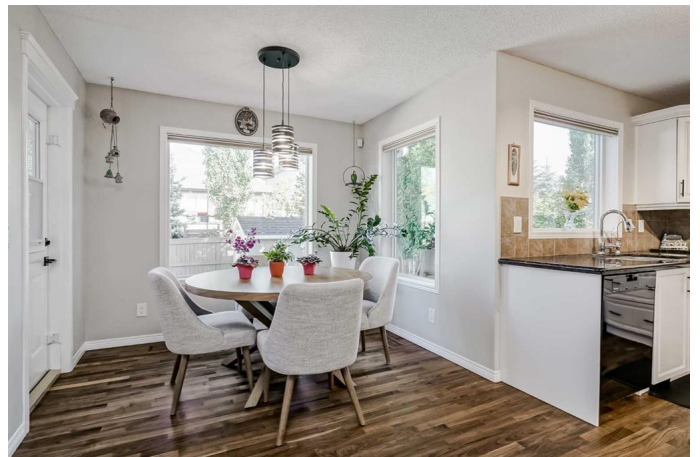
\$925,000

3 Bedroom, 4.00 Bathroom, 2,511 sqft
Residential on 0.12 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SUN AUG 17TH FROM 1-3!!

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.

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	3
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.