

# \$1,399,000 - 138 Cranleigh Terrace Se, Calgary

MLS® #A2262088

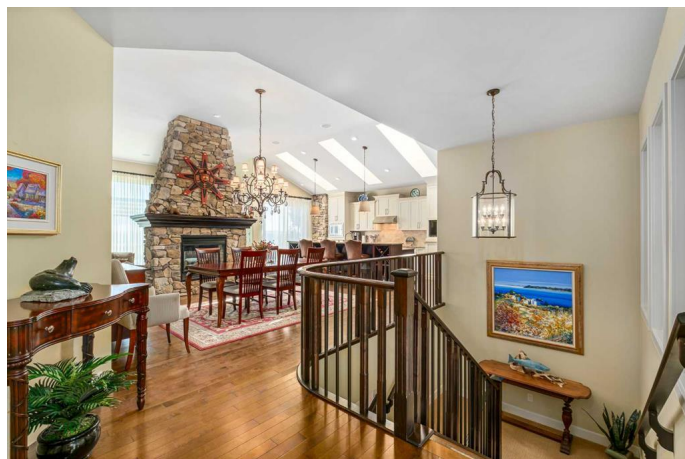
**\$1,399,000**

3 Bedroom, 3.00 Bathroom, 1,970 sqft

Residential on 0.23 Acres

Cranston, Calgary, Alberta

Welcome to this one-of-a-kind residence in sought-after Cranston, where over 2,000 sq ft of developed living space meets breathtaking views of the Bow River, Fish Creek Park, and the Rocky Mountains. Perfectly positioned on a 10,000 sq ft corner lot, this home offers the ideal lifestyle for retirees, empty nesters, and anyone seeking the ease of bungalow living without compromise. Main Level Excellence The moment you step inside, you'll be greeted by soaring 12-foot ceilings, rich hardwood flooring, and natural light streaming from three skylights. The chef's kitchen features an impressive 11-foot island, built-in appliances, and seamless flow into the sun-soaked dining area. Entertain in style in the formal dining room, easily accommodating 12 guests, or step outside to the 25-foot deck complete with a retractable awning, natural gas BBQ hookup, and panoramic views. The primary suite is a true retreat featuring a custom walk-in closet with built-ins and a spa-inspired ensuite with a 6-foot soaker tub, frameless glass shower, dual sinks, and heated tile floors. Walkout Lower Level The fully developed walkout includes in-floor heating in the bathroom, two additional bedrooms, a family/media room with fireplace, wet bar with extensive cabinetry, and direct access to a covered and screened patio with a second gas BBQ hookup. Multiple patios and decks each equipped with infrared heaters make outdoor living comfortable year-round. Stepping outside is visual



symphony garden, discover a horticultural masterpiece. This garden is a living symphonyâ€”where every flower performs its solo harmony with the seasons. From tulips and lilacs in spring, to peonies, roses, and dahlias in summer, and finally the fiery glow of sumacs and Virginia creeper in fall, the garden offers a breathtaking performance year after year. Thoughtfully designed sitting areas invite rest and reflection, while a 6-zone irrigation system keeps the mature trees, shrubs, and perennials thriving. With plenty of space to add your own personal touches, itâ€™s more than a gardenâ€”itâ€™s a place to grow, rest, and create lasting memories.

Built in 2007

**Essential Information**

MLS® #	A2262088
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,970
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	138 Cranleigh Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G3

## Amenities

Amenities	Clubhouse, Fitness Center, Golf Course, Park, Picnic Area, Playground, Racquet Courts, Recreation Room, Game Court Interior
Parking Spaces	6
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Aggregate, RV Garage
# of Garages	3

## Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Skylight(s)
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Washer, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Dishwasher
Heating	High Efficiency, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Double Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Garden, Lighting, Other, Private Yard, Covered Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Irregular Lot, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 4th, 2025
Days on Market	2
Zoning	R-G

HOA Fees 181  
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**Listing Details**

Listing Office Royal LePage Solutions

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