

# \$975,000 - 63 Cranleigh Close Se, Calgary

MLS® #A2209242

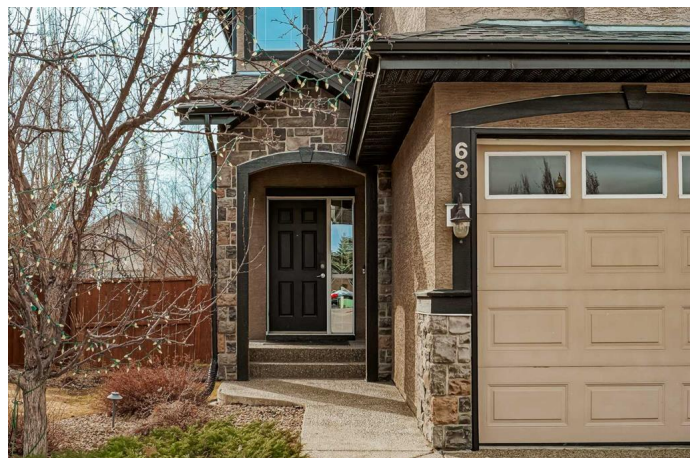
**\$975,000**

3 Bedroom, 3.00 Bathroom, 2,331 sqft  
Residential on 0.15 Acres

Cranston, Calgary, Alberta

**\*\*Welcome to this impeccably maintained estate home nestled on one of Cranston's most coveted and mature streets. Situated on a quiet cul-de-sac and offering over 2300 sqft of thoughtfully designed living space, this stunning residence perfectly blends comfort, privacy, and elegance for the discerning buyer.**

**\*\*Step inside to a grand two-storey foyer, where soaring ceilings and natural light create a truly breathtaking welcome. \*\*Elegant tile flooring spans the entire main level, offering both style and easy maintenance, while fresh paint throughout gives this home a clean, inviting feel. \*\*At the heart of this home is a chef-inspired kitchen adorned with rich maple cabinetry, granite countertops, central kitchen island with breakfast bar, stainless steel appliances, and a walk-in pantry—all seamlessly integrated into the open-concept kitchen, dining, and living area. Cozy up around the gas fireplace, framed by expansive windows that invite the outdoors in. \*\*The main floor office or flex space offers versatility, while the mud/laundry room with abundant storage ensures everyday functionality. \*\*Upstairs, discover berber carpeting throughout, a spacious bonus room, and a luxurious primary suite complete with a 4-piece ensuite featuring a soaker tub and separate shower. Two additional generous bedrooms and a full bath complete the upper level. \*\*This home sits on a spectacular south-facing 6318 sqft pie-shaped lot, fully fenced, and offers exceptional outdoor living. Enjoy warm**



summer evenings on the exposed aggregate patio, entertain around the fire pit, or simply relax in the serene privacy of mature trees, complete with an irrigation system for easy upkeep. \*\*For the hobbyist or car enthusiast, the triple attached heated garage is a dream. And with dual furnaces and A/C units, comfort is guaranteed year-round. \*\*The expansive unfinished basement offers endless possibilities, ready for your custom finishing touch. \*\*This is more than a home—it's a lifestyle. A rare opportunity to own a piece of Cranston's finest. Book your private showing today and experience the warmth, space, and sophistication this home offers.\*\*

Built in 2005

### Essential Information

MLS® #	A2209242
Price	\$975,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,331
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Cranleigh Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1H6

## Amenities

Amenities	Park, Playground
Parking Spaces	6
Parking	Aggregate, Front Drive, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard, Fire Pit
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Pie Shaped Lot, Private, Street Lighting, Cul-De-Sac, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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