

# \$1,600,000 - 53 Cranleigh Park Se, Calgary

MLS® #A2231722

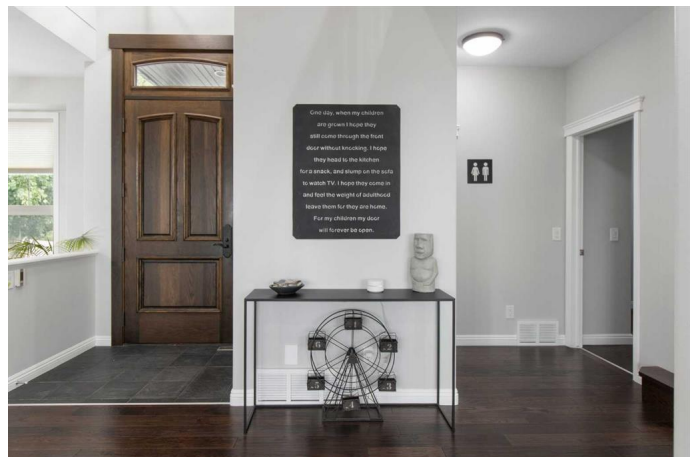
**\$1,600,000**

4 Bedroom, 4.00 Bathroom, 2,526 sqft

Residential on 0.17 Acres

Cranston, Calgary, Alberta

WELCOME TO YOUR SANCTUARY ON THE RIDGE—WHERE EVERY DAY FEELS LIKE A GETAWAY. Located at 53 CRANLEIGH PARK SE, this beautifully renovated two-storey home offers a warm, open-concept layout with a spacious LIVING ROOM, DINING AREA, and GOURMET KITCHEN featuring QUARTZ COUNTERTOPS, STAINLESS APPLIANCES, and an OVERSIZED ISLAND perfect for brunch or homework. Enjoy soft morning light and BREATHTAKING BOW VALLEY RIVER VIEWS from OVERSIZED WINDOWS, then wind down with SPECTACULAR SUNSETS that paint the sky every evening—right from the comfort of your own home. LOCATION IS UNBEATABLE, with quick access to DEERFOOT and STONEY TRAIL. Step outside to a DECK OFF THE BREAKFAST NOOK—with NO NEIGHBOURS BEHIND, it's™s private and peaceful. Downstairs, the SCREENED-IN PATIO and upgraded HOT TUB (with NEW CONTROL PANEL and NEW COVER) offer year-round relaxation. Landscaping is on point thanks to an AUTOMATED SPRINKLER SYSTEM that keeps everything lush with minimal effort. A separate PROTEC WATER LEAK DETECTION SYSTEM adds an important layer of protection by sensing leaks and shutting off the main water supply automatically to prevent potential damage. Upstairs, the NEW HARDWOOD STAIRS lead to a tranquil PRIMARY SUITE with amazing views, a CUSTOM SPA-STYLE ENSUITE with



LUXURIOUS TILE WORK, SOAKER TUB, and GLASS SHOWER. Two more bedrooms and a rebuilt bathroom feature SHIPLAP ACCENTS, stylish fixtures, and HIGH-EFFICIENCY LED LIGHTING. All walls and trim have been freshly painted. The WALK-OUT BASEMENT delivers casual comfort with a MEDIA ROOM, CUSTOM WET BAR with QUARTZ COUNTERS, plus a fourth bedroom or gym and a full bath. Comfort upgrades include HEATED FLOORS in the FOYER, MUD ROOM, KITCHEN, and BASEMENT BATHROOM, along with ATTIC INSULATION UPGRADES and a NEW CENTRAL VACUUM. A true highlight: the HEATED, OVERSIZED FOUR-CAR GARAGE with THERMOSTAT CONTROL and a NATURAL GAS INDUSTRIAL HEATER like those used in skating rinks. The home is also topped with a METAL COMPOSITE ROOF that includes a LIFETIME WARRANTY and is engineered to be quiet in the rain—durable, worry-free, and built to last. FROM EVERYDAY LIVING TO GRAND ENTERTAINING, THIS IS A HOME THAT DELIVERS. SCHEDULE YOUR PRIVATE TOUR TODAY AND SEE WHAT LIFE ON THE RIDGE IS ALL ABOUT.

Built in 2005

**Essential Information**

MLS® #	A2231722
Price	\$1,600,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,526
Acres	0.17
Year Built	2005

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	53 Cranleigh Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1J1

### Amenities

Amenities	Recreation Facilities, Clubhouse, Party Room
Parking Spaces	9
Parking	Garage Door Opener, Heated Garage, Oversized, Aggregate, Insulated, Quad or More Attached, Side By Side
# of Garages	4
Waterfront	River Access, Pond

### Interior

Interior Features	Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Garburator, Gas Stove, Humidifier, Range Hood, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Gas, Living Room, Mantle, Double Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Awning(s)
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Private, Underground Sprinklers, Views, Yard

	Lights, Environmental Reserve
Roof	Metal
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
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