

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

MLS® #A2242676

**\$1,399,000**

3 Bedroom, 3.00 Bathroom, 1,970 sqft

Residential on 0.23 Acres

Cranston, Calgary, Alberta

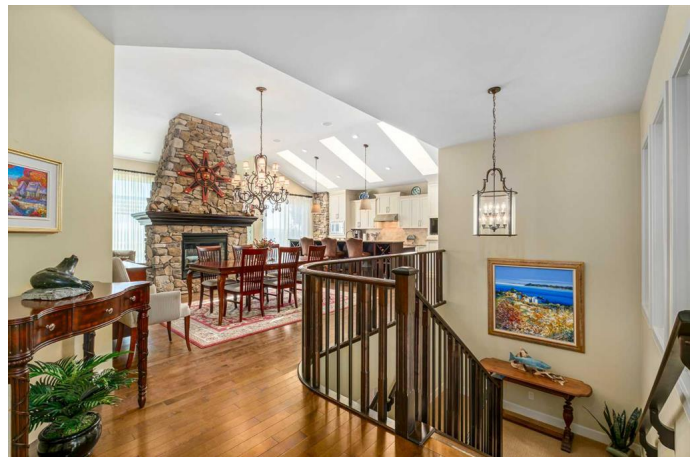
Welcome to this one-of-a-kind residence in sought-after Cranston, where over 2,000 sq ft of developed living space meets breathtaking views of the Bow River, Fish Creek Park, and the Rocky Mountains. Perfectly positioned on a 10,000 sq ft corner lot, this home offers the ideal lifestyle for retirees, 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, 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.

A Garden Symphony

Step into the backyard and discover a horticultural masterpiece. This garden is a living symphony—where every flower performs its solo in 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, it’s more than a garden—it’s a place to grow, rest, and create lasting memories.

Built in 2007

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242676    |
| 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, Golf Course, Park, Fitness Center, Game Court Interior, Picnic Area, Playground, Racquet Courts, Recreation Room                    |
| Parking Spaces | 6  |
| Parking        | Front Drive, Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, RV Access/Parking, RV Garage, Triple Garage Attached |
| # of Garages   | 3  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Bar, Low Flow Plumbing Fixtures, Natural Woodwork, Recessed Lighting, Skylight(s), Separate Entrance, Wet Bar, Wired for Sound |
| Appliances        | Central Air Conditioner, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Washer, Window Coverings, ENERGY STAR Qualified Dishwasher, Humidifier, Wine Refrigerator   |
| Heating           | High Efficiency, Natural Gas, In Floor  |
| 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 | Garden, Other, Private Yard, Awning(s), Covered Courtyard, BBQ gas line, Lighting  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street Lighting, Treed, Views, Fruit Trees/Shrub(s), Greenbelt, Irregular Lot |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Brick, Concrete, Stucco |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 10                  |
| Zoning         | R-G                 |
| HOA Fees       | 181                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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