\$875,000 - 12 Cranleigh Court Se, Calgary

MLS® #A2240791

\$875,000

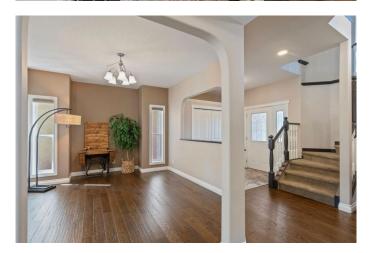
5 Bedroom, 5.00 Bathroom, 2,536 sqft Residential on 0.11 Acres

Cranston, Calgary, Alberta

Beautifully Upgraded 5 Bedroom Family Home in Prime Location Near Parks & Schools. Exceptional Jayman Built home-where thoughtful design meets quality craftsmanship. Boasting over 3595 sq ft of fully developed living space on 3 levels, this 5-bedroom, 5 bath home is perfect for families seeking both comfort & elegance. Tucked away on a quiet cul de sac, this home features a DOUBLE attached oversized HEATED garage/aggregate driveway-w/Hot & Cold water & a 220V outlet! Mn floor offers: Gleaming Hardwood, dedicated home office, versatile flex room = formal dining room/playroom/office/music room/learning area! Welcoming living room w/STONE FIREPLACE feature wall, Chef-inspired kitchen w/granite counters, SS appliances, full-height cabinets & walk-in pantry. Elegant dining nook w/oversized windows & patio doors that open onto fenced/landscaped/FLAT backyardâ€"perfect for kids, pets, gardening, entertaining. Gas line for BBQ. Shed included! 2 piece bath on this level. Upstairs, discover a bright sunny bonus room, adds so much extra relaxing or media space. Spacious primary suite featuring luxurious 5-piece ensuite & walk-in closet. 3 additional bedrooms, full 4-piece bath PLUS a bonus 2 pce bath here perfect for a big family!! In original plan this space is used as upper laundry! Fully finished basement w/RAISED ceiling adds incredible value w/fifth bedroom, full bath, large recreation/media room w/tons of storage -







perfect for family movie nights, a home gym or creative space. The best laundry room ever sink & lots of space for hanging/folding! Pedestal washer & dryer - not only lifts your machines up - but amazing for doing tiny loads, 'hand wash' delicates, or soaking! Wine room/cold storage. Enjoy year-round comfort w/9' ceilings, central air conditioning, Vacuflo. Nearby Fish Creek Provincial Park, one of Canada's largest urban parks, awaits those wanting to enjoy a family picnic by the Bow River, walk the dog or spend a day cycling on over 100 kms of trails. Community is designed to feel secluded & long distance from busy big city life - but it is only a short distance from important amenities. Seton is right next door - grab a meal, enjoy a pint of craft beer or check out a movie at the theatre. South Health Campus Hospital is a stone's throw away. Cranston's Century Hall, a 22,000-square-foot community centre, houses a gym & meeting/banquet rooms. Outside, expect year-round recreation at the splash park, outdoor hockey rink & 2.8-hectare private park. Add in access to public & catholic schools, parks, major roadways, transit + great Neighbours...what are you waiting for!?!

Built in 2002

Essential Information

MLS® # A2240791 Price \$875,000

Bedrooms 5
Bathrooms 5.00
Full Baths 3

Half Baths 2

Square Footage 2,536
Acres 0.11
Year Built 2002

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 12 Cranleigh Court Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1C9

Amenities

Amenities Other, Clubhouse

Parking Spaces 4

Parking Double Garage Attached, Driveway, Heated Garage, Oversized, 220

Volt Wiring

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage,

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025

Days on Market 5

Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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