



GRASSROOTS
REALTY GROUP

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117 Cranleigh Place SE
Calgary, Alberta

MLS # A2243705



\$825,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,120 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Garden,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Electric Oven, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, All Window Coverings, Basement Bar with Floating Shelves, Peleton Treadmill & Gym Equipment, Basement TV & TV Wall Mount, Shelves beside TV Wall Mount, Basement Sound System, Backyard Ring Solar Camera, Front Ring Camera, Storage Shelves in Garage, Wine Bar in Kitchen.

Welcome to this rare (PRE-INSPECTED) Villa with NO condo fee, tucked away in the exclusive Villas of Cranston Ridge - just steps from breathtaking Ridge VIEWS and located on a quiet, private CUL-DE-SAC. Priced to SELL! This turnkey, FORMER SHOW HOME has had only 1 owner and offers over 2,939 total sq ft of functional living space. This 3 bed + 3.5 bath home is a true showpiece, loaded with HIGH-END FINISHES from its time as a former show home (Beattie/Shane Homes). At the heart of the home is the incredible CHEF's KITCHEN - an entertainer's dream - featuring upgraded stainless steel appliances, raised-panel oak cabinetry, elegant stone countertops, an impressive undermount WINE BAR, and a massive extended island with abundant storage and prep space. The OPEN-CONCEPT main floor offers a warm, welcoming atmosphere with an abundance of natural light, rich HARDWOOD floors, an elegant gas fireplace, and direct access to the beautifully landscaped backyard. Enjoy year-round outdoor living with a stone patio, brick firepit, and built-in sprinkler system. The primary suite offers a private retreat, complete with a spa-like ensuite with a deep soaker tub, a spacious walk-in closet, and a tranquil ambiance. You'll also find a generous Bonus Room, 2 additional bedrooms, a sleek 4-pc Bath, and the convenience of upper-level Laundry with automated Blinds throughout. The fully finished Basement adds versatility, with an additional cozy fireplace, a 2nd Living Room, a full 3-pc bath, and a flexible rec space that can easily function as a home office, gym, media room - or with minor changes can become a 4th bedroom. As a resident of Cranston, you'll enjoy access to the Cranston Community Centre, offering tennis courts, a hockey rink, basketball courts, playgrounds, and a splash park - an exceptional lifestyle for families,

professionals, and outdoor enthusiasts alike. This is a rare opportunity to own a turn-key villa in one of Cranston’s most desirable locations, close to ridge pathways, natural green space, and community amenities.