



GRASSROOTS
REALTY GROUP

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117 Cranleigh Place SE
Calgary, Alberta

MLS # A2251971



\$815,000

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.

Priced to Sell! 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.