

# \$982,000 - 40 Cranleigh Court Se, Calgary

MLS® #A2206930

**\$982,000**

3 Bedroom, 3.00 Bathroom, 1,726 sqft  
Residential on 0.16 Acres

Cranston, Calgary, Alberta

Fabulous location in the prestigious "Estates of Cranston Ridge", located 100 meters away from good schools. No neighbors directly behind you and a few steps away from miles of pathways along the Fish Creek Park ridge !! Inside of house is always bright due to southern exposure of living areas ! Although these owners have spare nothing in upgrading their beautiful home, a few upgrades have been made by the current owner " the kitchen area has been recently upgraded : cherry cabinets and counter tops in kitchen and wash rooms has been upgraded and re-painted with a kind of beautiful white colors, an existing old refrigerator in kitchen replaced with Samsung latest model of refrigerator with internet interface and dishwasher machine with the latest Bosch model. A gas cook-top replaced with the electrical type cook-top to get rid of the CO2 fumes when cooking. Old fashioned wood blinds replaced with a beautiful latest blinds. Air conditioning. Low maintenance tile flooring mixed with wood-style flooring only for living sofa area and a formal dining room and newer high-end carpets throughout. High-end appliance. Fresh paint on cabinets, stairway rails. Open plan with large great room open to the kitchen. A formal dining room & main floor den is bonus ! The sumptuous master retreat is spacious & has a full ensuite with a bubble tub, separate shower, his & her sinks & a roomy walk-in closet. Enjoy the professionally developed basement adding 2 more



bedrooms, bath a flex room area plus an amazing family room featuring quality wood built-ins, wet bar & stunning theatre with surround sound. (see additional remarks). Recess area fits a 100" flat screen TV ! The cold storage area is wired for an extra freezer. Outside you'll discover a covered patio and wood-style flooring deck plus a convenient BBQ gazebo for year-round use. Raised garden beds and an automatic sprinkler system will pamper the gardening enthusiasts! Oversized garage has a floor drain and special water resistant concrete allowing you to wash off the car inside ! Excellent value !

Built in 2002

### **Essential Information**

MLS® #	A2206930
Price	\$982,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	40 Cranleigh Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1C9

### **Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings, Built-In Electric Range, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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