

# \$975,000 - 63 Cranleigh Close Se, Calgary

MLS® #A2209242

**\$975,000**

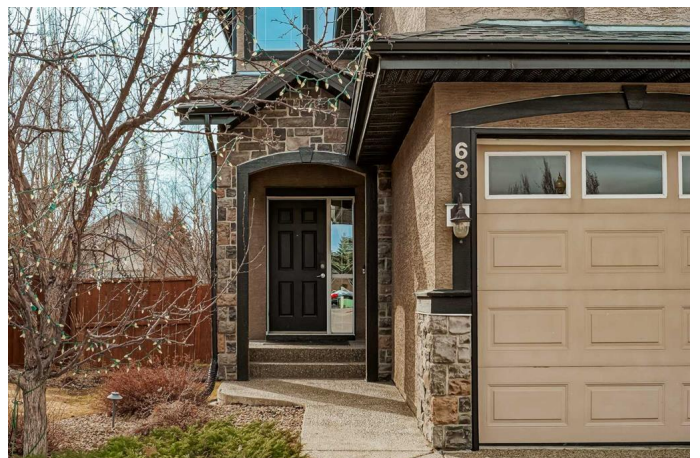
3 Bedroom, 3.00 Bathroom, 2,331 sqft

Residential on 0.15 Acres

Cranston, Calgary, Alberta

**\*\*Welcome to this impeccably maintained estate home nestled on one of Cranston's most coveted and mature streets. Situated on a quiet cul-de-sac and offering over 2300 sqft of thoughtfully designed living space, this stunning residence perfectly blends comfort, privacy, and elegance for the discerning buyer.**

**\*\*Step inside to a grand two-storey foyer, where soaring ceilings and natural light create a truly breathtaking welcome. \*\*Elegant tile flooring spans the entire main level, offering both style and easy maintenance, while fresh paint throughout gives this home a clean, inviting feel. \*\*At the heart of this home is a chef-inspired kitchen adorned with rich maple cabinetry, granite countertops, central kitchen island with breakfast bar, stainless steel appliances, and a walk-in pantry—all seamlessly integrated into the open-concept kitchen, dining, and living area. Cozy up around the gas fireplace, framed by expansive windows that invite the outdoors in. \*\*The main floor office or flex space offers versatility, while the mud/laundry room with abundant storage ensures everyday functionality. \*\*Upstairs, discover berber carpeting throughout, a spacious bonus room, and a luxurious primary suite complete with a 4-piece ensuite featuring a soaker tub and separate shower. Two additional generous bedrooms and a full bath complete the upper level. \*\*This home sits on a spectacular south-facing 6318 sqft pie-shaped lot, fully fenced, and offers exceptional outdoor living. Enjoy warm**



summer evenings on the exposed aggregate patio, entertain around the fire pit, or simply relax in the serene privacy of mature trees, complete with an irrigation system for easy upkeep. \*\*For the hobbyist or car enthusiast, the triple attached heated garage is a dream. And with dual furnaces and A/C units, comfort is guaranteed year-round. \*\*The expansive unfinished basement offers endless possibilities, ready for your custom finishing touch. \*\*This is more than a home—it's a lifestyle. A rare opportunity to own a piece of Cranston's finest. Book your private showing today and experience the warmth, space, and sophistication this home offers.\*\*

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209242    |
| Price          | \$975,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,331       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 63 Cranleigh Close Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1H6               |

## Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                             |
| Parking Spaces | 6                                                                                            |
| Parking        | Aggregate, Front Drive, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                                                            |

## Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                                                                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                                                                                             |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Fire Pit                                                                                                 |
| Lot Description   | Back Yard, Lawn, Low Maintenance Landscape, Pie Shaped Lot, Private, Street Lighting, Cul-De-Sac, Many Trees, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Stone, Stucco, Wood Frame                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 15               |
| Zoning         | R-G              |
| HOA Fees       | 181              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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