

\$780,000 - 35 Cranleigh Way Se, Calgary

MLS® #A2132666

\$780,000

3 Bedroom, 4.00 Bathroom, 2,210 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Nestled in the highly sought-after Cranston community, this Jayman Master Built home offers approximately 3000 sqft of open-concept living space, perfect for a growing family. Located just steps from the ridge, with a pathway connecting to Fish Creek Park, and close to schools, amenities, and main roads, this home is a must-see!

The high-ceiling front entrance leads to a bright and open main floor, which includes a spacious formal dining room at the front with a large window, a living room featuring pot lights, a tiled surround fireplace with an elegant niche, and a kitchen boasting maple cabinets, stainless steel appliances, a gas stove, breakfast bar, granite countertops with a raised bar, and a walk-in pantry. Natural light floods the main floor through three oversized windows on the back wall and an extra window on the side. The main floor also includes a laundry room connected to the double garage.

Upstairs, you'll find a bright and versatile bonus room with three windows, open to overlook the entrance, along with three bedrooms. The master suite accommodates king-sized furniture and includes a walk-in closet and a luxurious spa-like ensuite with a soaker tub and ample counter/cabinet space. Two additional bedrooms, a 4-piece bath, and a linen closet complete the upper level.

The fully finished basement adds significant



value with a spacious family room, a large fitness room, a den, and a 2-piece bathroom, providing extra entertainment space and versatility.

Additional features include brand new carpet through the house, air conditioning, a water softener, height-adjustable shelves in the garage, and a stunning concrete patio perfect for BBQs and summer enjoyment. A 5-zone automatic sprinkler system covers front and back yard, ensuring lush greenery year-round. And yes, a large shed is included!

This home's excellent location offers direct access to the Ridge/Bow River Pathway System, numerous parks, and walkways. The Community Centre provides recreation programs, a water splash park, an ice skating rink, sports courts, a tobogganing hill, and more. With nearby golf clubs, South Health Campus, quick access to Deerfoot and Stoney Trail, and the YMCA, youâ€™re never far from Calgaryâ€™s hot spots.

Spotless and ready for you to move in, come enjoy the comfort, functionality, and impressive design of this stunning Cranston home. Donâ€™t let this hidden gem slip awayâ€”schedule your private showing today!

Built in 2003

Essential Information

MLS® #	A2132666
Price	\$780,000
Sold Price	\$780,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,210

Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Cranleigh Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1G5

Amenities

Amenities	Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	May 30th, 2024
Days on Market	9
Zoning	R-1
HOA Fees	189.50
HOA Fees Freq.	ANN

Listing Details

Listing Office Skyrock

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