

# **\$875,000 - 14 Cranleigh Manor Se, Calgary**

MLS® #A2232929

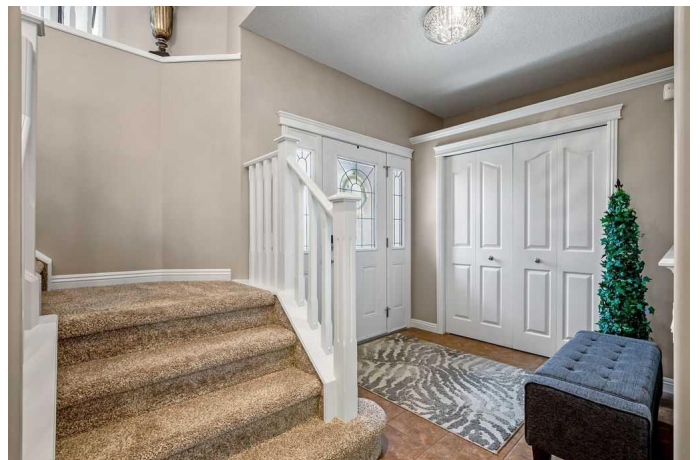
**\$875,000**

3 Bedroom, 3.00 Bathroom, 2,576 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

You will think that you have stepped into a brand new house when you enter this spacious estate style two storey located on a quiet street only steps to the ridge. Absolutely impeccably maintained and in pristine condition, the pride of ownership is obvious. You enter to a foyer and an open staircase to the upper level. The main floor boasts nine foot ceilings and site finished real hardwood floors. There is a main floor den as well as formal dining room. The real draw is the main living space with its huge picture windows that look onto a private back yard. Cozy up to the gas fireplace in the living room complemented by surrounding built in shelving. The kitchen is incredible and is only a couple of years old. It is built to last and look good for years to come with its stainless steel appliances, attractive tile backsplash and granite topped island. The induction stove even has an air fryer built in! Relax in the beautiful and well treed back yard on either the composite deck or the paver patio. Proceed up the open staircase to a big and bright bonus room and three well sized bedrooms including an absolutely huge master bedroom. Retreat to the palatial five piece ensuite. The laundry is located on the second level and the bathrooms all have granite counters. Stay cool with the central air conditioning in the summer. This property has been wonderfully landscaped and has great curb appeal. Do not miss this one of a kind home!



Built in 2005

## Essential Information

MLS® #	A2232929
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,576
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	14 Cranleigh Manor Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1G6

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Private, Street Lighting, Treed, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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