

# \$925,000 - 42 Cranleigh Manor Se, Calgary

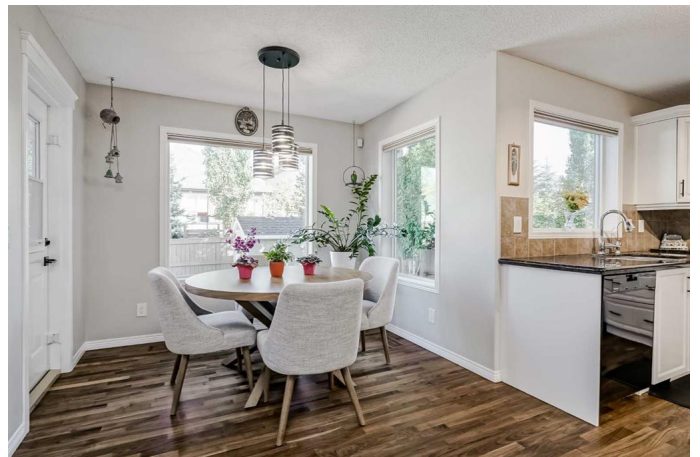
MLS® #A2247518

**\$925,000**

3 Bedroom, 4.00 Bathroom, 2,511 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

Elevate your lifestyle in this executive-style residence, where classic design meets unparalleled convenience. Perfectly positioned on a corner lot directly across from Fish Creek Ridge, this home offers a daily connection to nature with immediate access to walking and biking trails. Step inside to a stunning and sophisticated interior, defined by an elegant, open staircase that serves as the home's centerpiece. The main floor features an open-concept layout, seamlessly connecting the formal dining room at the front with a sunlit living room and a gourmet kitchen. This chef's space is a masterpiece of design, boasting extensive white cabinetry, high-end stainless and black appliances, and exquisite granite countertops. The entire main floor is unified by newly refinished hardwood floors, creating a seamless flow of warmth and elegance. A private den, a convenient half-bath, and a dedicated laundry room complete this level. The upper floor is a sanctuary of refined living. A beautiful bonus room, featuring a newly finished fireplace, provides a perfect retreat. French doors open to a private balcony, offering gorgeous, unobstructed views of Fish Creek. The primary suite is a true escape, with a walk-in closet expertly organized by California Closets and a luxurious four-piece ensuite. Two additional spacious bedrooms and another well-appointed four-piece bathroom provide comfort for family and guests. The fully finished basement adds extensive living space, including a large family



room with a cozy gas fireplace, a versatile bedroom with a built-in Murphy bed, a three-piece bathroom, and a meticulously finished storage area. Outside, the beautifully landscaped backyard is an entertainer's dream, featuring a deck, a stone patio, a storage shed, and a dedicated space for RV parking. With central air conditioning and impeccable maintenance throughout, this home is a testament to quality. The front double attached extra long garage keeps your vehicles free from the elements. Its prime location offers effortless access to Deerfoot and Stoney Trail, top-tier schools, premier shopping, and a vibrant community, all within a setting of breathtaking natural beauty. This home offers a valuable opportunity to add a separate entrance for a potential legal suite, architectural drawings can be provided upon request.

Built in 2003

**Essential Information**

MLS® #	A2247518
Price	\$925,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,511
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	42 Cranleigh Manor Se
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Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1G6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Loft
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

### **Listing Details**

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