

# \$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 | 6                |
| Zoning         | R-G              |
| HOA Fees       | 189              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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