

# \$820,000 - 258 Cranleigh Place Se, Calgary

MLS® #A2207978

**\$820,000**

3 Bedroom, 3.00 Bathroom, 1,272 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

These Luxury Bungalow Villa™s donâ€™t come up very often but ones with NO CONDO FEES are rare indeed. This immaculate 3-bedroom home is located on a very quiet CUL-DE-SAC just 5 minutes walk to the Ridge & Fish Creek Park in Cranston! As soon as you step into this beautiful home your greeted with soaring ceilings and light. To the left is a lovely flex room which can be made into an office, music room or just a peaceful place to read. Next is your fabulous kitchen that features Quartz countertops, beautiful tile backsplash, stainless steel appliances, and a good size pantry. Enjoy lots of counter & cabinet space, and large island with breakfast bar and Wine Cooler. Entertaining is easy in this home with the good size Dining Room which is great for those family dinners and has access to your backyard. The Living Room features impressive, vaulted ceiling, gas fireplace, and lots of light through the West-facing windows. The Main level features hardwood flooring into the main living spaces, lots of natural light, custom millwork, 8-foot doors and stay cool with the central A/C. The Primary Bedroom is located on the Main level with a spacious 5-pc ensuite Bath that includes dual vanities, large soaker tub, standup shower and a large walk-in closet with custom built-ins. This floor also includes a laundry room with broom closet so all your living can be on the main floor. But there is a fully finished lower level with a sitting area, a second Fireplace, a TV or games area to relax



in and a full wet bar for entertaining. This level also offers 2 more excellent size bedroom both with walk-in closets, 4-piece bath and a large storage & Utility room. Your West-facing back yard has lots of trees and grass. Don't worry about coming in from the warm summer rain or trying to stay out of the hot sun this yard offers a large patio with a covered pergola. The deck is a great place to enjoy a morning your coffee or BBQ up a feast. There is a gas line hookup. There is a programable underground, irrigation system to keep your yard and flower thriving. The large insulated and drywall double attached garage offers protection for your vehicle in the winter and the exposed aggregate driveway can park four additional vehicles. This home is also close to schools, shopping, pathways, parks, The South Health Campus, YMCA and the entertainment venues available in the Seton Cranston areas. You don't want to miss this one call today to view!

Built in 2010

### **Essential Information**

MLS® #	A2207978
Price	\$820,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	258 Cranleigh Place Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0N5

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### **Interior**

Interior Features	Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Playground, Covered Courtyard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-2M

HOA Fees 181  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Optimum Realty Group

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