

# \$1,525,000 - 43 Cranleigh Manor Se, Calgary

MLS® #A2198092

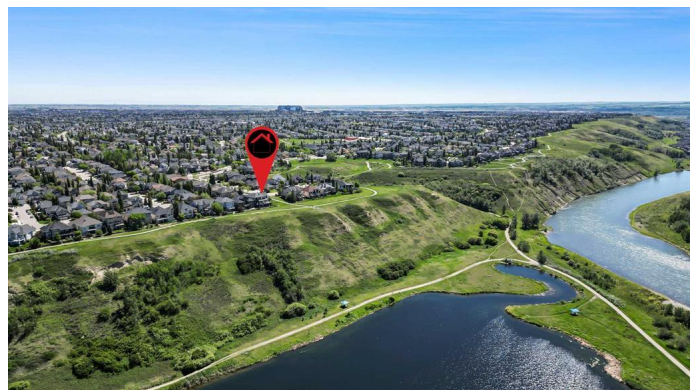
**\$1,525,000**

3 Bedroom, 4.00 Bathroom, 3,009 sqft

Residential on 0.15 Acres

Cranston, Calgary, Alberta

Nestled on the ridge in Cranston, this home offers unparalleled, unobstructed views of the Rocky Mountains and Bow River Valley. With direct access to scenic walking and biking paths, this home seamlessly blends luxury living with nature. The open-concept main level features floor-to-ceiling windows that frame the breathtaking views, a gourmet chef's kitchen with upgraded appliances—including a brand-new fridge/freezer combination—a spacious living room with a cozy fireplace, a formal dining room, and a private front office/den. Upstairs, the expansive primary suite boasts a private balcony, two-way fireplace, and stunning panoramic views. The spa-like ensuite features a jetted soaker tub, oversized glass shower with multiple showerheads, heated floors, and dual sinks. A bright den/office area completes the upper level. The walkout lower level is designed for ultimate entertainment, featuring in-floor heating, a large family room with a wet bar, fireplace, and home theatre projector & screen, as well as two additional bedrooms—one with a private ensuite and the other with a cheater ensuite. The beautifully landscaped backyard includes underground sprinklers and direct access to the pathways. Additional highlights include a heated and finished three-car garage with in-floor heating. Located in one of Cranston's most sought-after ridge locations, this exceptional home offers luxury, comfort, and breathtaking views in every



direction. Donâ€™t miss this rare opportunityâ€”schedule your private showing today!

Built in 2004

### **Essential Information**

MLS® #	A2198092
Price	\$1,525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,009
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	43 Cranleigh Manor Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1G6

### **Amenities**

Amenities	Other
Parking Spaces	6
Parking	Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), High Ceilings, Jetted Tub, Skylight(s), Wet Bar
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Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Central Air Conditioner, Gas Range, Range Hood, Washer/Dryer, Wine Refrigerator, Water Softener
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Views, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	104
Zoning	R-G
HOA Fees	184
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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