

\$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 | 2 |
| Zoning | R-2M |

HOA Fees 181
HOA Fees Freq. ANN

Listing Details

Listing Office Optimum Realty Group

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