

# \$1,549,900 - 43 Cranleigh Manor Se, Calgary

MLS® #A2198092

**\$1,549,900**

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. Don't miss this rare opportunity"schedule your private showing today!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198092    |
| Price          | \$1,549,900 |
| 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        | Insulated, Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                                |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Granite Counters, Skylight(s), Wet Bar |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range, Wine Refrigerator, Water Softener |
| Heating         | In Floor, Forced Air, Natural Gas, Boiler                                                                                                                                 |
| 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, Backs on to Park/Green Space, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Stucco, Wood Frame, Brick                                                        |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 46              |
| Zoning         | R-G             |
| HOA Fees       | 184             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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