



117 Cranleigh Place Calgary Alberta

\$800,000

Welcome to this rare (pre-inspected) Villa with NO condo fee, tucked away in the exclusive Villas of Cranston Ridge. Take this rare opportunity to own on the Ridge at a LOW entry point of \$800,000. With motivated sellers, all reasonable offers would be considered. This home is Just steps from breathtaking Ridge VIEWS and located on a quiet, private CUL-DE-SAC. This turnkey, FORMER SHOW HOME has had only 1 owner and offers over 2,939 total sq ft of functional living space. This 3 bed + 3.5 bath home is a true showpiece, loaded with HIGH-END FINISHES from its time as a former show home (Beattie/Shane Homes). At the heart of the home is the incredible CHEF'S KITCHEN - an entertainer's dream - featuring upgraded stainless steel appliances, raised-panel oak cabinetry, elegant stone countertops, an impressive undermount WINE BAR, and a massive extended island with abundant storage and prep space. The OPEN-CONCEPT main floor offers a warm, welcoming atmosphere with an abundance of natural light, rich HARDWOOD floors, an elegant gas fireplace, and direct access to the beautifully landscaped backyard. Enjoy year-round outdoor living with a stone patio, brick firepit, and built-in sprinkler system. The primary suite offers a private retreat, complete with a spa-like ensuite with a deep soaker tub, a spacious walk-in closet, and a tranquil ambiance. You'll also find a generous Bonus Room, 2 additional bedrooms, a sleek 4-pc Bath, and the convenience of upper-level Laundry with automated Blinds throughout. The fully finished Basement adds versatility, with an additional cozy fireplace, a 2nd Living Room, a full 3-pc bath, and a flexible rec space that can easily function as a home office, gym, media room - or with minor changes can become a 4th bedroom. As a resident of Cranston, you'll enjoy access to the Cranston Community Centre, offering tennis courts, a hockey rink, basketball...

4pc Bathroom 9.67 Ft x 4.92 Ft
4pc Bathroom 13.08 Ft x 14.33 Ft
Bedroom 11.17 Ft x 10.67 Ft
Bedroom 13.58 Ft x 10.00 Ft
Family room 18.83 Ft x 14.42 Ft
Primary Bedroom 17.17 Ft x 15.58 Ft

Other 6.00 Ft x 12.75 Ft
3pc Bathroom 5.92 Ft x 10.33 Ft
Recreational, Games room 18.25 Ft x 31.00 Ft
2pc Bathroom 4.92 Ft x 6.08 Ft
Kitchen 14.67 Ft x 11.58 Ft
Living room 25.08 Ft x 14.75 Ft

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