

# \$989,000 - 106 Cranleigh Way Se, Calgary

MLS® #A2209387

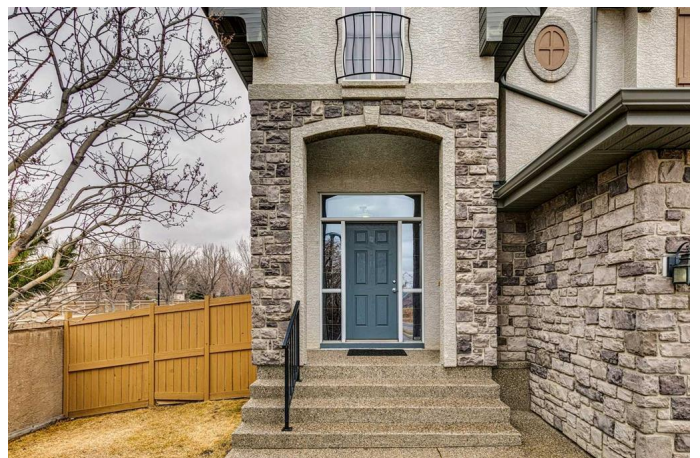
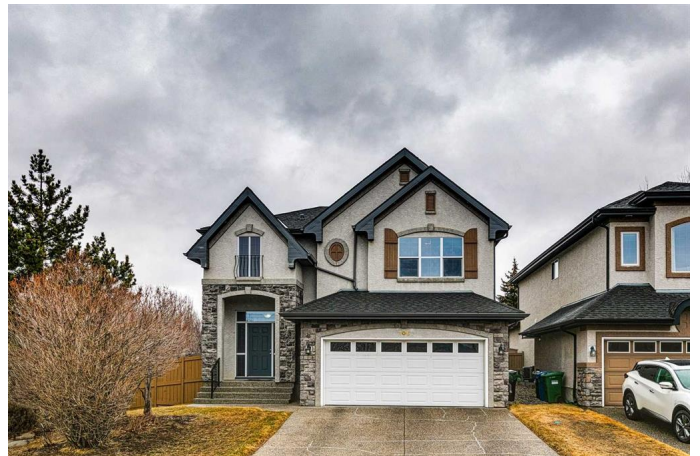
**\$989,000**

4 Bedroom, 4.00 Bathroom, 2,438 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

OPEN HOUSE - Saturday, April 26 1-3PM.  
Welcome to this beautifully designed luxury home in the heart of family-friendly Cranston. This former show home is set just steps from the ridge and Bow River Pathway. As you open your front door you will see green space with serene views and walking trails, this 4-bedroom 4-bathroom home offers the perfect balance of elegance, comfort, and functionality—ideal for families looking to put down roots in a vibrant, nature-connected community. Step inside to a warm and welcoming foyer that opens to a main floor where rich hardwood floors, large windows, and thoughtful design create a sense of everyday luxury. The kitchen comes fully equipped with stainless steel appliances, a spacious island, ample cabinetry, and a walk-in corner pantry with organizers—perfect for busy family life and weekend entertaining. The living room is both cozy and refined, anchored by a gas fireplace and large windows overlooking the private backyard. The adjacent dining area easily accommodates large family meals or casual breakfasts alike. A main floor office, offering a quiet workspace or homework hub, along with a convenient 2-piece bathroom, completes the main floor. Enjoy year-round comfort with central air conditioning, perfect for those warm summer days. Upstairs, the spacious loft family area with vaulted ceilings and a skylight serves as a fantastic second living area—ideal for movie nights or playtime. You'll find three generously



sized bedrooms on this level, including the primary suite with vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite with double vanities, a deep soaker tub, and separate shower. A full laundry room and an additional 4-piece bath complete the upper level. The fully finished basement is a true extension of the home's living space, offering a large recreation room with a wet bar, a fourth bedroom, a full bath, and a flex room—great for teens, guests, or even a home gym. Outside, the private backyard is made for family fun, with plenty of space for kids and pets to run, plus raised garden beds for those with a green thumb. Additional features include a newly installed furnace, an attached double garage, and ample storage throughout. Living in Cranston means more than just a beautiful home—you're part of a close-knit, amenity-rich community. Residents enjoy access to Century Hall with its splash park, skating rink, and year-round programs, plus nearby schools, sports fields, the Cranston Market, and quick access to Deerfoot and Stoney Trail. Nature lovers will appreciate the proximity to the Bow River and Fish Creek park for weekend adventures. Homes like this don't come along often—especially in this location. Schedule your private showing today and discover why families love Cranston.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209387  |
| Price          | \$989,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,438     |

|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 2005        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 106 Cranleigh Way Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M0A1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Playground  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                                |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                  |
| Fireplaces        | Gas, Mantle, Masonry, Raised Hearth                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                                                                                     |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description   | Corner Lot           |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 21               |
| Zoning         | R-2M             |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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