

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

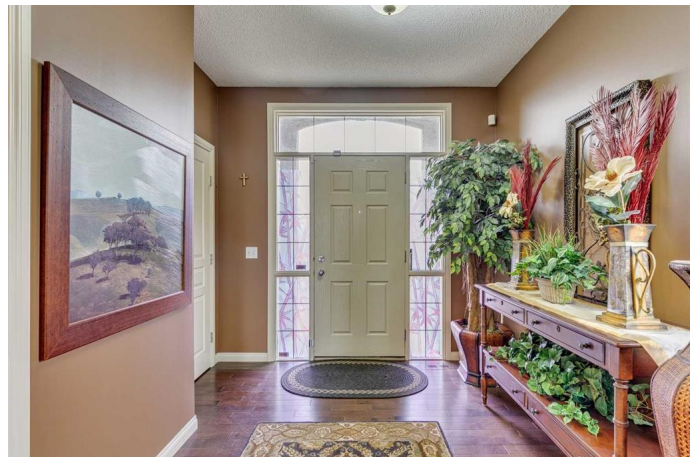
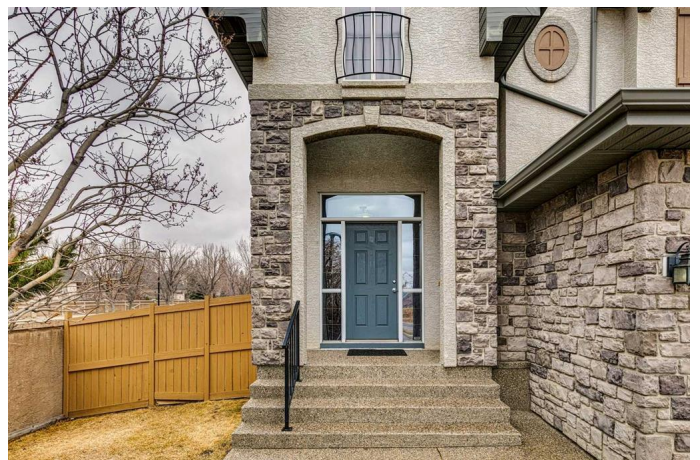
MLS® #A2209387

**\$989,000**

4 Bedroom, 4.00 Bathroom, 2,438 sqft  
Residential on 0.13 Acres

Cranston, Calgary, Alberta

OPEN HOUSE - Saturday April 12, 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	10
Zoning	R-2M
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.