

# \$799,900 - 75 Cranleigh Common Se, Calgary

MLS® #A2206356

**\$799,900**

5 Bedroom, 3.00 Bathroom, 2,558 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to this exceptionally appointed Jayman Built custom home, offering over 3,300 square feet of thoughtfully designed and finished living space ideal for a growing family. Perfectly situated on a quiet street just half a block from a park, this home features 5 bedrooms (4 on the second floor), 2.5 bathrooms, and a double attached garage. Freshly painted throughout, with brand new maple hardwood floors on the main level and brand new carpet upstairs, this home feels fresh, bright, modern and move-in ready! The main floor offers a dedicated office for working from home, as well as a spacious flex room that can serve as a formal dining room, second family room, or play space—whatever suits your lifestyle best. At the heart of the home, the cozy living room features a gas fireplace and is perfect for relaxing with family or entertaining guests.

The kitchen is a chef's dream, complete with a large granite island, stainless steel appliances including a gas stove, full-height cabinetry and a walk-in pantry. An elegant breakfast nook with soaring 11-foot ceilings and oversized windows opens to a fully landscaped and fenced backyard—ideal for summer gatherings and outdoor enjoyment. Upstairs, you'll find a bright bonus room, a built-in homework or workspace, and a spacious primary retreat with a luxurious 5-piece ensuite and walk-in closet. Three additional bedrooms and a full 4-piece bathroom complete the upper level.



The fully finished basement offers even more space, with a fifth bedroom, large recreation room, and a versatile hobby or games areaâ€”plenty of room for family movie nights, a home gym, or crafts.

Additional features include 9-foot ceilings throughout, central air conditioning and energy-saving solar panels installed in November 2023â€”bringing modern efficiency to this warm and welcoming home.

Located close to schools, public transit, and the natural beauty of Fish Creek Ridge, this home checks every box for comfort, style, and function.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206356    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,558       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 75 Cranleigh Common Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 1G7                |

**Amenities**

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

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home  |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control(s), Gas Stove |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |
| Zoning         | R-G              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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