



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

125 Cranleigh Park SE
Calgary, Alberta

MLS # A2329887



\$800,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,479 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Other items in home are negotiable		

OPEN HOUSE SUNDAY JULY 19 (1:00-3:00pm). This exceptional two-story residence is situated on a quiet, highly sought-after street in the desirable community of Cranston Ridge, offering an ideal blend of scale, luxury, and modern functionality. Boasting 2,478 square feet of refined above-ground living space, this meticulously maintained property features four spacious bedrooms, three and a half bathrooms, and a professionally finished lower level. An impressive executive exterior showcases an exposed aggregate driveway leading to a grand, vaulted entrance that sets an elegant tone upon arrival. The main floor reveals an expansive, light-filled layout with high ceilings throughout, highlighted by an open-concept kitchen beautifully appointed with premium granite countertops, a large central island, stainless steel appliances, and a substantial walk-in pantry. Perfectly tailored for remote work or study, the main level also includes a dedicated executive office. Elevated details are found throughout the property, including a premium integrated audio system featuring in-ceiling speakers across the primary living spaces. The bright and thoughtful design carries seamlessly upstairs to the primary suite and well-appointed additional bedrooms. Below, the fully developed basement adds a versatile recreational space perfect for family gatherings or media setups. Outside, the property features a private deck ideal for quiet relaxation or outdoor dining. Complete with top-tier mechanical upgrades to ensure year-round comfort—including dual furnaces, central air conditioning, and a built-in underground sprinkler system—this impeccably cared-for home represents an outstanding market opportunity just steps from scenic ridge pathways.

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