

**48 Cranleigh Court SE**  
**Calgary, Alberta**

**MLS # A2295880**



**\$899,888**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 2,342 sq.ft.                                                               | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr     |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Level, Pie Shaped |               |                   |

|                    |                                                                                                                                                                                                     |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                                                                           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                 |                   |     |

A truly remarkable home that must be seen in person to be fully appreciated. This Jayman-built Maybeck design sits on a massive premium pie lot in Cranston Ridge just steps from the Bow River Valley pathways and comes wrapped in privacy, sunlight, and exceptional craftsmanship. Gently lived in by its original owner, it offers over 2331 sq ft of refined living space, situated in a quiet cul-de-sac. Inside, two-storey windows draw the outdoors in, drenching both floors with bright natural light and framing views of the extensively landscaped yard. A custom gas fireplace, rich built-ins, and genuine hardwood flooring create a warm, welcoming atmosphere that's ideal for both everyday living and effortless entertaining. The gourmet kitchen is a true cook's haven, complete with a 48" professional range, dual ovens, heat lamps, chef's pantry, central island, and solid cabinetry with slide-out features and stemware rack, solidly crafted for performance and longevity. Upstairs, the private primary suite becomes your personal sanctuary with a spa-inspired 5-piece ensuite featuring a soaker tub, oversized steam shower, and custom built-ins in both the walk-in and hallway. A generous second bedroom with built-in desk, 5-piece bath, and a beautifully appointed bedroom/library with custom shelving and a queen wall bed offer flexible, high-quality spaces for guests, a home office, or quiet retreat. Outdoors, the west yard is a showpiece with winding stone flower beds, a two-tiered deck, and stamped concrete patio surrounded by mature trees and flowering shrubs. It's a setting designed for long summer evenings, morning coffees and peaceful outdoor moments. Additional features include solid-core oak doors throughout, coffered ceilings, a multi-room sound system, stately custom window coverings, and a truck-sized garage with man door.

Don't miss this opportunity to own an executive home where quality, care, and craftsmanship shape every space, and where the lifestyle feels as exceptional as the home itself.