

# \$879,900 - 327 Cranleigh View Se, Calgary

MLS® #A2254348

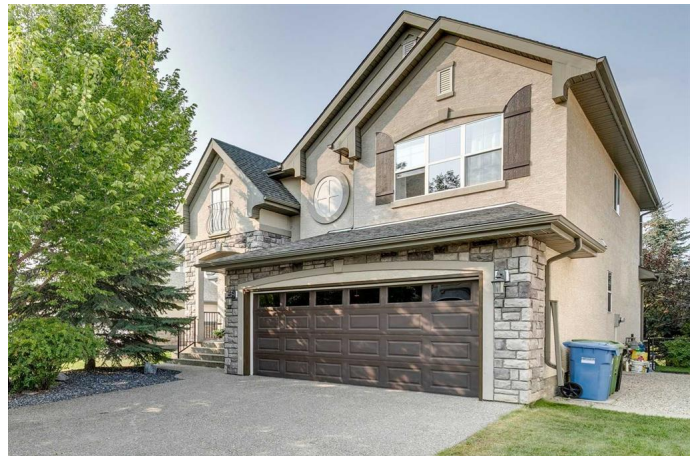
**\$879,900**

4 Bedroom, 3.00 Bathroom, 2,432 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to this executive-style home in the estate part of Cranston, lovingly cared for by its ORIGINAL OWNERS. Backing directly onto a green space & playground, this home offers the perfect blend of elegant style, comfort, & privacy-ideal for both mature couples & growing families. Step inside & prepare to be wowed by its custom design & quality craftsmanship. The spacious foyer leads to a bright, open-concept main level with gleaming hardwood floors. The chef's kitchen is a true masterpiece, featuring rich dark wood cabinetry, granite countertops, a large pantry, stainless steel appliances, a built-in oven & microwave, & a central island complete with a wine rack-perfect for everyday living & hosting guests. The dining area comfortably accommodates a 12-seat table & overlooks a lush & private backyard, making it perfect for gatherings. The living room is equally stunning, with a beautiful gas fireplace that creates a cozy & inviting atmosphere. Those working from home will appreciate the main-floor office, a bright & private space ideal for staying productive without giving up comfort. The mudroom & elegant half bathroom provide added convenience for busy families. Upstairs, the bonus room is spacious & bright, offering breathtaking views of the backyard & lush green area; a great place to relax & unwind. Two generously sized bedrooms share a stylish 4-piece bath. The luxurious primary suite is a true escape, tucked into its own private quarter with a



spa-inspired ensuite featuring a soaking tub, separate shower, & a generous walk-in closet. The fully finished basement features a large recreation room, ideal for family gatherings & entertainment, an oversized bedroom, ample storage space, & bathroom rough-in for future development. This stunning home has lots of upgrades, & the most recent ones include fresh paint on all levels, brand-new epoxy garage floor, aggregate driveway, newer fridge, light fixtures, toilets & a new motor in the high-efficiency furnace. Step outside & discover your own private sanctuary. The beautifully landscaped yard with an updated vinyl deck is perfect for summer evenings, while the playground just beyond the back gate makes this a dream setting for families. Living in Cranston means enjoying easy access to schools, parks, shopping, South Health Campus, YMCA, & more. Just half a block from serene wetlands & parks, this home is a dream for nature lovers, with the Bow River, Fish Creek Park, & Cranston Ridge all just moments away. Quick access to Deerfoot & Stoney Trail makes commuting effortless. Don't miss your chance to own this gently used & meticulously cared-for home by its original owners & start enjoying the luxurious lifestyle you deserve! Call today to view!

Built in 2006

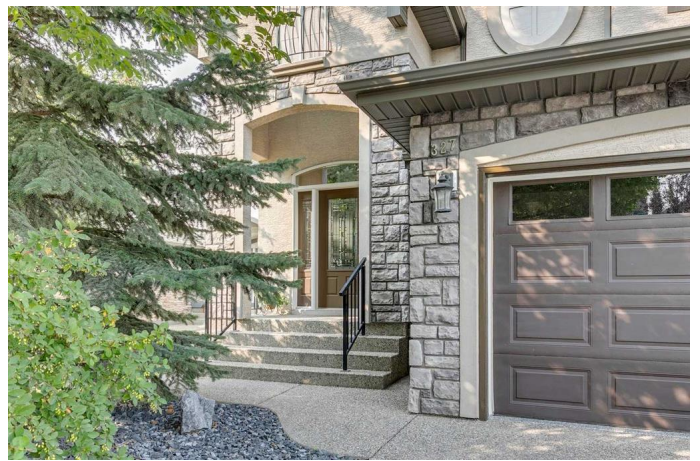
### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2254348  |
| Price          | \$879,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,432     |
| Acres          | 0.12      |
| Year Built     | 2006      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 327 Cranleigh View Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 0G2               |



### Amenities

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

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer                           |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Decorative, Gas, Living Room, Mantle                                                                                                       |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                             |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, No Neighbours Behind, Private, Treed |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Stone, Stucco, Wood Frame                                                                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 10th, 2025  
Days on Market        8  
Zoning                      R-G  
HOA Fees                  191  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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