

\$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

OPEN HOUSE SUN, APRIL 27 at 1-3PM*

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 area—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 2023—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, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
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	5
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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