

\$1,399,000 - 138 Cranleigh Terrace Se, Calgary

MLS® #A2242676

\$1,399,000

3 Bedroom, 3.00 Bathroom, 1,970 sqft
Residential on 0.23 Acres

Cranston, Calgary, Alberta

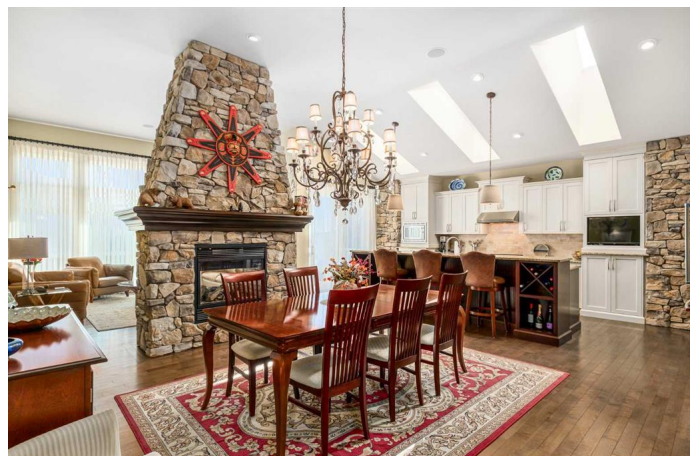
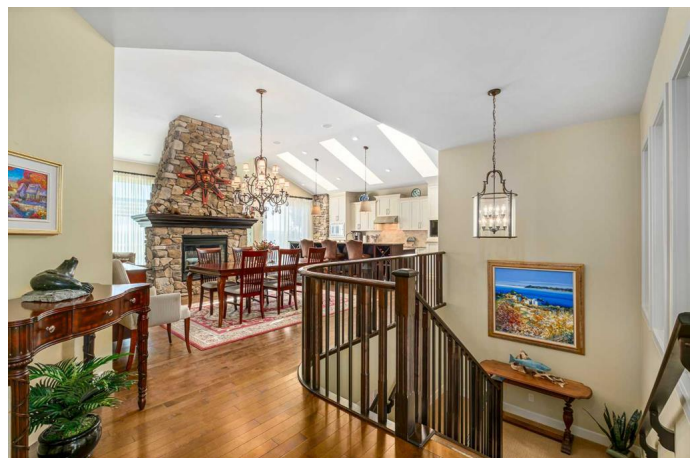
Welcome to this one-of-a-kind residence in sought-after Cranston, where over 2,000 sq ft of developed living space meets breathtaking views of the Bow River, Fish Creek Park, and the Rocky Mountains. Perfectly positioned on a 10,000 sq ft corner lot, this home offers the ideal lifestyle for retirees, empty nesters, and anyone seeking the ease of bungalow living without compromise.

Main Level Excellence

The moment you step inside, you™ll be greeted by soaring 12-foot ceilings, rich hardwood flooring, and natural light streaming from three skylights. The chef™s kitchen features an impressive 11-foot island, built-in appliances, and seamless flow into the sun-soaked dining area. Entertain in style in the formal dining room, easily accommodating 12 guests, or step outside to the 25-foot deck complete with a retractable awning, natural gas BBQ hookup, and panoramic views. The primary suite is a true retreat™featuring a custom walk-in closet with built-ins and a spa-inspired ensuite with a 6-foot soaker tub, frameless glass shower, dual sinks, and heated tile floors.

Walkout Lower Level

The fully developed walkout includes in-floor heating, two additional bedrooms, a family/media room with fireplace, wet bar with extensive cabinetry, and direct access to a covered and screened patio with a second gas



BBQ hookup. Multiple patios and decks—each equipped with infrared heaters—make outdoor living comfortable year-round.

A Garden Symphony

Step into the backyard and discover a horticultural masterpiece. This garden is a living symphony—where every flower performs its solo in harmony with the seasons. From tulips and lilacs in spring, to peonies, roses, and dahlias in summer, and finally the fiery glow of sumacs and Virginia creeper in fall, the garden offers a breathtaking performance year after year. Thoughtfully designed sitting areas invite rest and reflection, while a 6-zone irrigation system keeps the mature trees, shrubs, and perennials thriving. With plenty of space to add your own personal touches, it’s more than a garden—it’s a place to grow, rest, and create lasting memories.

Built in 2007

Essential Information

MLS® #	A2242676
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,970
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	138 Cranleigh Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G3

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Fitness Center, Game Court Interior, Golf Course, Racquet Courts, Recreation Room
Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached, Aggregate, Front Drive, RV Access/Parking, RV Garage
# of Garages	3

Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Low Flow Plumbing Fixtures, Natural Woodwork, See Remarks, Skylight(s), Separate Entrance, Wired for Data
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Humidifier, Range Hood, Washer, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Dishwasher, Gas Cooktop
Heating	In Floor, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Double Sided, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Other, Private Yard, Awning(s), Covered Courtyard, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street Lighting, Treed, Views, Greenbelt, Irregular Lot

Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	Comox Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.