43 CRANLEIGH Manor, Calgary T3M 1G6

MLS®#:	**A2198092**	Area:	**Cranston**	Listing Date:	**03/05/25**	List Price: **$1,625,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information

Prop Type:	**Residential**			**DOM**	**4**
Sub Type:	**Detached**			**Layout**	
City/Town:	**Calgary**	**Finished Floor Area**		Beds:	**3 (1 2)**
Year Built:	**2004**	Abv Sqft:	**3,008**	Baths:	**3.5 (3 1)**
Lot Information		Low Sqft:		Style:	**2 Storey**
Lot Sz Ar:	**6,566 sqft**	Ttl Sqft:	**3,008**		
Lot Shape:				**Parking**	
				Ttl Park:	**6**
				Garage Sz:	**3**

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,No Neighbours Behind,Views**
Park Feat: **Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Boiler,In Floor,Forced Air,Natural Gas**		**Brick,Stucco,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Balcony,Lighting,Private Yard**		**Carpet,Ceramic Tile,Cork,Hardwood**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**19`8" x 16`8"**	**Kitchen**	**Main**	**18`7" x 15`3"**
Dining Room	**Main**	**15`6" x 13`5"**	**Breakfast Nook**	**Main**	**12`0" x 9`8"**
Foyer	**Main**	**11`6" x 5`7"**	**Mud Room**	**Main**	**10`11" x 8`10"**
Den	**Main**	**9`3" x 9`0"**	**2pc Bathroom**	**Main**	**5`11" x 5`7"**
Bonus Room	**Upper**	**24`11" x 11`5"**	**Bedroom - Primary**	**Upper**	**24`11" x 16`0"**
Walk-In Closet	**Upper**	**15`0" x 9`11"**	**5pc Ensuite bath**	**Upper**	**19`6" x 16`0"**

Laundry	Upper	7`1" x 5`7"	Game Room	Basement	24`11" x 18`0"
Bedroom	Basement	15`4" x 10`9"	4pc Ensuite bath	Basement	8`5" x 5`5"
Bedroom	Basement	14`3" x 13`0"	Laundry	Basement	11`6" x 7`7"
Furnace/Utility Room	Basement	9`9" x 8`0"	4pc Ensuite bath	Basement	9`3" x 5`7"

Legal/Tax/Financial

Title: **Fee Simple**	Zoning: **R-G**	
Legal Desc:	**0311161**	

Remarks

Pub Rmks: **OPEN HOUSE on Sunday, March 9 from 12-4pm. Nestled on the ridge in Cranston, this home offers unparalleled, unobstructed views of the Rocky Mountains and Bow River Valley. With direct access to scenic walking and biking paths, this home seamlessly blends luxury living with nature. The open-concept main level features floor-to-ceiling windows that frame the breathtaking views, a gourmet chef's kitchen with upgraded appliances—including a brand-new fridge/freezer combination—a spacious living room with a cozy fireplace, a formal dining room, and a private front office/den. Upstairs, the expansive primary suite boasts a private balcony, two-way fireplace, and stunning panoramic views. The spa-like ensuite features a jetted soaker tub, oversized glass shower with multiple showerheads, heated floors, and dual sinks. A bright den/office area completes the upper level. The walkout lower level is designed for ultimate entertainment, featuring in-floor heating, a large family room with a wet bar, fireplace, and home theatre projector & screen, as well as two additional bedrooms—one with a private ensuite and the other with a cheater ensuite. The beautifully landscaped backyard includes underground sprinklers and direct access to the pathways. Additional highlights include a heated and finished three-car garage with in-floor heating. Located in one of Cranston's most sought-after ridge locations, this exceptional home offers luxury, comfort, and breathtaking views in every direction. Don't miss this rare opportunity—schedule your private showing today!**

Inclusions: **Storage shed, attached garage cabinets, projector and screen, 2 garage door openers, 1 garage control, 2 dishwashers, 2 washers, 2 dryers, 2 beverage fridges, 1 bar dishwasher.**

Property Listed By: **RE/MAX Realty Professionals**

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