

# \$1,888,000 - 114 Cranleigh Terrace, Calgary

MLS® #A2215285

**\$1,888,000**

4 Bedroom, 4.00 Bathroom, 2,886 sqft

Residential on 0.25 Acres

Cranston, Calgary, Alberta

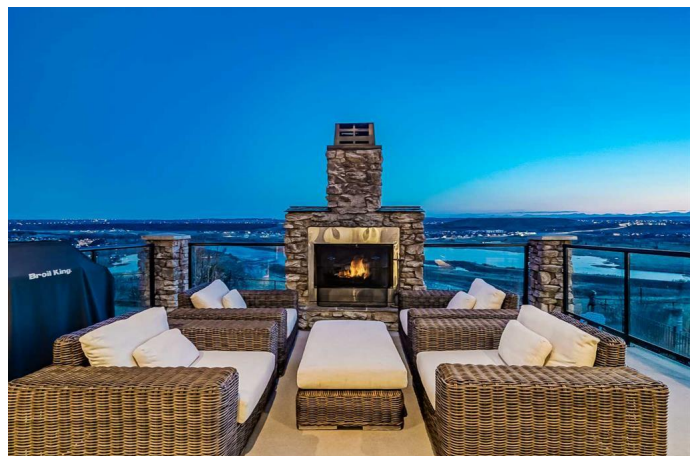
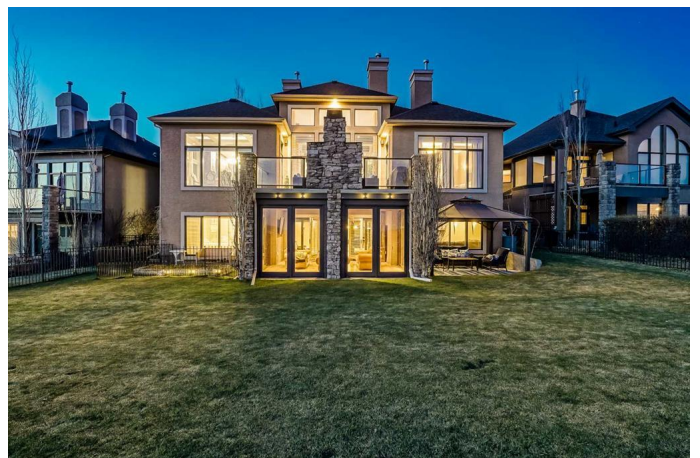
Open House Saturday May 3, 2025

12PM-3PM- An extraordinary opportunity to own a one-of-a-kind bungalow on one of Calgary's most coveted lots backing directly onto Fish Creek Park, with breathtaking, unobstructed views of the Rocky Mountains, Bow River, and city skyline. This custom-designed estate offers 5,173 sq ft of impeccably maintained living space, thoughtfully curated for luxurious everyday living and unforgettable entertaining.

The main floor features a stunning great room with 16' ceilings, a dramatic double-sided fireplace, floating beams, and expansive floor-to-ceiling windows that perfectly frame the panoramic views. The gourmet kitchen opens seamlessly to a spacious dining nook and boasts top-of-the-line appliances, a large island with a wine fridge, custom cabinetry, and a designer tile backsplash blending function and style beautifully while drawing your eyes back to the unforgettable natural backdrop.

The private primary suite is a serene retreat with drop beam ceilings, a cozy fireplace, and wall-to-wall windows showcasing the incredible park views. The spa-inspired ensuite features heated marble floors, dual vanities, a 6' soaker tub, a custom 5' marble shower, two skylights, and an expansive walk-in closet designed for exceptional storage.

Additional highlights of the main floor include a



large private office with French doors, a spacious mudroom with custom built-in lockers, a 3 piece bath, and a versatile bonus room with vaulted ceilings and built-ins. Off the bonus room, there is an additional room that could easily be used as a second office, guest room, or bedroom, offering exceptional flexibility. Rich Tigerwood hardwood flooring, California Gold Slate tile, 8" solid core doors, and over 700 sq ft of striking interior stonework add texture and warmth throughout the home.

The fully finished walkout basement offers heated floors and hosts three generously sized bedrooms, two full bathrooms, a large recreation and games room with a full wet bar, and a luxury laundry room complete with a built-in sink and custom cabinetry. A flex/storage room with an egress window is also available and could easily be converted into a fifth bedroom.

Off the games area is a spectacular 17' x 18' sunroom, featuring custom ceilings and doors, a perfect space for relaxing, yoga, or entertaining. The sunroom seamlessly blends with the outdoors, creating an unforgettable open-air experience filled with light, views, and connection to nature.

Additional premium features include a built-in stereo system with sound throughout the home, underground sprinklers, wired-in hot tub connection, four fireplaces, and an oversized heated 4-car garage with high ceilings, abundant storage, and the ability to accommodate a car lift if desired.

Built to embrace its stunning natural surroundings while delivering comfort, style, and superior craftsmanship, this home is a rare offering that captures the best of luxury living in Calgary.

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215285    |
| Price          | \$1,888,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,886       |
| Acres          | 0.25        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 114 Cranleigh Terrace |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 0G3               |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Park, Playground, Racquet Courts                                                 |
| Parking Spaces | 8                                                                                |
| Parking        | Additional Parking, Front Drive, Heated Garage, Oversized, Quad or More Attached |

### Interior

|                   |                                                                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop,                                                                                                                                                                                                                     |

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
|                 | Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator, Double Oven |
| Heating         | In Floor, Forced Air, Hot Water, Natural Gas                                                                     |
| Cooling         | Central Air                                                                                                      |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 4                                                                                                                |
| Fireplaces      | Double Sided, Free Standing, Gas, Masonry, Stone                                                                 |
| Has Basement    | Yes                                                                                                              |
| Basement        | Finished, Full, Walk-Out                                                                                         |

## Exterior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Pie Shaped Lot, Street Lighting, Treed, Underground Sprinklers, Views, Creek/River/Stream/Pond, Environmental Reserve |
| Roof              | Asphalt Shingle                                                                                                                                                                         |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                                                         |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Zoning         | R-G           |
| HOA Fees       | 190           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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