

# \$539,900 - 73 Cranleigh Heath Se, Calgary

MLS® #A2225306

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.05 Acres

Cranston, Calgary, Alberta

Welcome to this RENOVATED townhouse with a BRAND NEW ROOF in the highly desirable community of Cranston, Calgary. Boasting 3 SPACIOUS BEDROOMS, 2.5 bathrooms, and a double garage, this home offers a blend of modern luxury and low-maintenance living with 1,601 sq ft above ground.

As you step inside, you're welcomed by an inviting foyer that seamlessly flows into the open-concept kitchen, dining, and living areas. The 9'™ ceilings and gleaming hardwood floors throughout the main level create a bright and welcoming ambiance.

The gourmet kitchen is a chef's dream, featuring brand-new Quartz countertops, a new convection stove, and a new microwave. Ample cabinetry, a walk-in pantry, and a central island make this space perfect for both meal prep and entertaining. Adjacent to the kitchen is a spacious dining area that opens up to a cozy living room, complete with a gas fireplace, ideal for those relaxing evenings at home.

Upstairs, the newly carpeted staircase leads you to the luxurious master suite, which boasts a private 5-piece ensuite bathroom with a new double vanity, a large shower, and a walk-in closet. Two additional generously sized bedrooms with new LUXURY PLANK FLOORING, a brand-new washer and dryer in the convenient upstairs laundry room, and a second full bathroom complete this level. Step outside to your PRIVATE BACKYARD, featuring a charming cherry blossom tree that



provides stunning views year-round, especially during fall. The double garage is complemented by two additional parking pads, offering plenty of space for guests along with ample visitor parking.

Additional upgrades include fresh paint throughout and a full unfinished basement, offering endless possibilities for future development. With stucco siding for a durable exterior, this home is both beautiful and built to last.

Situated in a vibrant, family-friendly community, youâ€™ll love the convenience of being close to top-rated public and Catholic schools, quick access to Stoney and Deerfoot Trails, and proximity to local amenities like shopping, McKenzie Meadows Golf Club, South Health Campus, and the Seton YMCA and Library. Outdoor enthusiasts will appreciate the nearby Cranston Escarpment pathways, perfect for taking in the breathtaking views.

This low-maintenance property also comes with the added bonus of no lawn care, snow shoveling, or exterior maintenance (including the roof and siding), allowing you to focus on enjoying your home.

Donâ€™t miss your chance to own this luxurious, move-in ready townhouse in one of Calgaryâ€™s most sought-after communities. Schedule your showing today!

Built in 2006

**Essential Information**

MLS® #	A2225306
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,601
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	73 Cranleigh Heath Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry
Appliances	Convection Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	37
Zoning	M-1 d75
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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