

**75 Cranleigh Common SE**  
**Calgary, Alberta**

**MLS # A2206356**



**\$799,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,558 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** NA

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.