

29 CRANLEIGH Park SE
Calgary, Alberta

MLS # A2287392



\$874,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba

Features: Ceiling Fan(s), Central Vacuum, Chandelier, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Shed, Electric Blinds, Venetian Blinds, Underground Sprinklers, Alarm System with contract, 2 TV Wall Mounts, Cabinetry in Garage, Heater in Garage, 2nd Fridge

WELCOME to this AIR-CONDITIONED 2-STOREY HOME in the PRESTIGIOUS Community of CRANSTON w/MOUNTAIN VIEWS, offering 2,176.38 Sq Ft of ABOVE GRADE Living Space w/3 BEDROOMS, 2.5 BATHROOMS, an OVERSIZED HEATED DOUBLE ATTACHED GARAGE, + an UNFINISHED Basement w/ENDLESS POTENTIAL on a BEAUTIFULLY LANDSCAPED 5,446 Sq Ft LOT!!! This IMMACULATE + BEAUTIFULLY RENOVATED property blends COMFORT, FUNCTIONALITY + TIMELESS DESIGN in a QUIET, FAMILY-FRIENDLY location. From the moment you arrive, the CHARMING Curb Appeal + WELCOMING Front Entry create a lasting first impression, while inside, 9’ CEILINGS, LARGE WINDOWS, + an OPEN-CONCEPT Layout w/Wide Plank European Oak Flooring fill the home w/NATURAL LIGHT + create a BRIGHT, INVITING atmosphere throughout. Off the Foyer is a FUNCTIONAL DEN/OFFICE complete w/CUSTOM BUILT-IN Cabinetry + Desk space, making WORKING FROM HOME both practical + stylish. The SPACIOUS Living Room is ELEVATED by a SLEEK GAS FIREPLACE w/Imported Porcelain Tile + Safe Surface Glass, creating the PERFECT place to unwind or entertain guests. The Dining Area comfortably accommodates FAMILY gatherings + flows seamlessly to the OUTDOOR TREX DECK + PATIO, EXTENDING your living space into the PROFESSIONALLY LANDSCAPED backyard. The Kitchen truly acts as the HEART of the HOME feat. QUARTZ Countertops, a CENTRAL ISLAND w/WATERFALL Edge, TILED Backsplash, CORNER Pantry, + HIGH-END Appliances including a FRIGIDAIRE Refrigerator + Professional 5 Burner GAS Stove, BOSCH Dishwasher, + a DUAL TEMP BUILT-IN Beverage Fridge in the Island. The adjacent Mudroom + Laundry Area offer CUSTOM BUILT-IN STORAGE + direct

access to the OVERSIZED HEATED GARAGE, complete w/EPOXY Flooring, CUSTOM Cabinetry, + Overhead Storage. The staircase leads to the UPPER LEVEL feat. a BRIGHT + AIRY BONUS ROOM w/VAULTED CEILINGS, making it PERFECT for Movie Nights, a Play Area, or relaxing FAMILY time. The Primary Bedroom serves as a PEACEFUL RETREAT complete w/a WALK-IN CLOSET + a SPA-INSPIRED 4 PC ENSUITE feat. a SOAKER TUB + SEPARATE SHOWER. The 2nd + 3rd GENEROUS-SIZED BEDROOMS, along w/another 4 PC Bathroom, complete the Upper Level. The UNFINISHED Basement provides OVER 900 Sq Ft of ADDITIONAL SPACE ready for your FUTURE VISION — whether that includes extra Bedrooms, a HOME GYM, MEDIA ROOM, or additional ENTERTAINING SPACE. Step outside + EXPERIENCE the BEAUTIFULLY DESIGNED BACKYARD OASIS feat. a LARGE TREX DECK, PATIO, BBQ GAS LINE, UNDERGROUND SPRINKLERS, + WIRED Yard + Deck Lighting. The OUTDOOR SPACE is PERFECT for SUMMER BBQs, entertaining FRIENDS, or simply relaxing in your PRIVATE RETREAT. Additional upgrades include HUNTER DOUGLAS Roller Shades, WIRED Sound throughout, a NEW FURNACE + NEW WATER SOFTENER (2025), a NEW HOT WATER TANK (2024), NEW Garage Door, + UPDATED Lighting throughout the home. Residents enjoy access to PARKS, PLAYGROUNDS, WALKING/BIKE PATHS, TENNIS COURTS, + the COMMUNITY CLUBHOUSE while remaining close to Shopping, Restaurants, + major roadways for an EASY COMMUTE!!!