

**38 Cranleigh Common SE**  
**Calgary, Alberta**

**MLS # A2323275**



**\$825,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to 38 Cranleigh Common SE, a beautifully renovated bungalow. Thoughtfully designed living space on a large lot just steps from the Cranston Ridge pathway system, with easy access to the major highways and Fish Creek Park trails. Extensively renovated in 2023 with exceptional attention to detail, this stunning 4-bedroom, 3-bathroom home seamlessly blends timeless elegance with modern sophistication. From the moment you step inside, you'll appreciate the bright, open-concept design and wide-plank engineered hardwood flooring that flows throughout the main level. The inviting front dining area is ideal for hosting family gatherings and special occasions, while the heart of the home is the impressive chef-inspired kitchen. Designed for both everyday living and entertaining, it features a massive quartz-topped island, abundant counter space, custom cabinetry with built-in organizational features, premium stainless steel appliances including an induction stove and custom hood fan, and a striking granite sink. The adjacent great room offers a warm and welcoming atmosphere, anchored by a gas fireplace. Tucked away for privacy, the spacious primary retreat is a true sanctuary, complete with a luxurious spa-inspired ensuite featuring dual vanities, a custom glass shower, and a walk-in closet with custom built-ins. A second main-floor bedroom and beautifully appointed 3-piece bathroom provide flexibility for guests, family members, or a home office. The fully finished lower level expands the living space with a large family room, two additional bedrooms, a full bathroom, dry bar and a generous utility/storage area—perfect for growing families or overnight guests. Outside, the professionally landscaped backyard showcases mature trees, concrete curbing, and a private sitting area, creating the perfect setting for relaxing or entertaining. Meticulously maintained

and showcasing true pride of ownership throughout, this exceptional home offers a rare opportunity to enjoy luxury bungalow living in one of Cranston's most sought-after locations.