

37 Cranleigh Heath SE Calgary, Alberta

MLS # A2338210



\$575,000

Division:	Cranston		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 473
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	blinds, TV-mounted main level, fridge in garage		

Welcome to this upscale condominium townhome in Bordeaux of Cranston! Nestled on a quiet street in the popular community of Cranston, this beautifully maintained home offers over 2,000 sq. ft. of developed living space with an exceptional blend of style, comfort, and convenience. The bright, open main floor features elegant limestone tile and a stunning updated kitchen with espresso-stained cabinetry, quartz countertops, an induction cooktop, convection wall oven, large island, custom built-ins, and a convenient corner pantry. The spacious dining area flows seamlessly into the inviting great room, and patio doors open to a private backyard patio—perfect for summer barbecues or relaxing evenings. Upstairs, you’ll find two generously sized bedrooms, each complete with its own full ensuite bathroom and walk-in closet, along with a large bonus room featuring a cozy fireplace and vaulted ceilings. A convenient upper-level laundry room adds to the functionality. The thoughtfully developed basement provides even more living space, including a comfortable family room with durable Vinyl flooring, a three-piece bathroom, and abundant storage. This move-in-ready home has been exceptionally well maintained and professionally cleaned, with recent furnace and duct servicing, a newer roof, and central air conditioning. Ideally located end unit with private yard, with easy access to parks, pathways, schools, major transportation routes, the Seton YMCA, and South Health Campus. Don’t miss your opportunity to enjoy upscale, low-maintenance living in the highly sought-after Bordeaux of Cranston—where elegance meets the comforts of home. Book your private showing or explore the virtual tour today!