



GRASSROOTS
REALTY GROUP

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200 CRANLEIGH Terrace SE
Calgary, Alberta

MLS # A2215970



\$1,550,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,902 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscape, Pie Shape		

Heating:	Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Make-up Air, Exhaust Fan, Fireplace(s), Hot Water	Water:	
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Silent Floor Joists, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Wired for Sound

Inclusions: NONE

OPEN HOUSE - SUNDAY - AUG 10th ** 1PM-4PM***** WALKOUT Executive BUNGALOW - just steps from the**RIDGE** in Cranston. A great Partial VIEW of the RIDGE.- come see your beautiful view-- YOU be the Judge. Sellers are MOTIVATED. Almost 4,000 sq ft developed, OVERSIZED **HEATED** **TRIPLE GARAGE** on a 10,000 square foot corner lot, located on quiet CUL_DE_SAC with a HUGE SOUTHWEST PIE lot overlooking FISH CREEK PARK, MAGNIFICENT VIEWS of the BOW RIVER, Blue Devil Golf Course & the ROCKY MOUNTAINS all this presented by the Original Owners. MAIN LEVEL FEATURES: a CURVED OPEN RISER STAIRCASE (a Master Piece in itself), gorgeous hardwood flooring, GRANITE package throughout, Chef's GOURMET KITCHEN, UPGRADED Stainless Steel appliances, huge functional kitchen island, GAS stove, soaring 14 foot ceilings throughout the main floor. The OPEN CONCEPT KITCHEN & Eating area is large enough to easily accommodate 20 family members PLUS friends. Separate formal DINING ROOM, ENSUITE: SEPARATE SHOWER, 6 foot SOAKER AIR/JET tub & 2 Sinks and of course HEATED tile Flooring. Just off the kitchen EATING AREA is an amazing 25' DECK with an AWNING and a natural gas line for your BBQ. LOWER LEVEL FEATURES: WALKOUT LEVEL, HEATED floors((This is where Luxury meets Comfort)) on the ENTIRE LOWER LEVEL including the Bathroom- ensuring the warmest of toes, another 2 bedroom PLUS on this WALKOUT level, Family Room/REC Rm, (Separate Private Entrance where you can Walk/Bike right out onto Fish Creek Park) There are built-in speakers throughout the home allowing you to stream your favourite music. All the window coverings have been upgraded. YARD features: spacious Sunny

SOUTHWEST backyard, irrigation system for this gorgeous PIE LOT- (situated at the top of the Cul-de-Sac), mature trees, BBQ Gas Line. A private lot while giving you the very best in privacy while taking advantage of the breath taking VIEWS of the BOW RIVER, Rocky MOUNTAINS & FISH CREEK PARK. The Original Owners of this home have meticulously maintained and cared for this gorgeous home plus it's in absolute first class SHOWHOME condition throughout and with no kids, in this non-smoking home. And VERY important- a HEATED GARAGE and HEATED FLOORS in the ENTIRE LOWER WALKOUT LEVEL. This ONE OF A KIND home truly has it all: QUALITY, LOCATION and VALUE that you will enjoy for many, many years to come. Rarely does a home of this calibre come up for sale. Don't hesitate & don't be disappointed- make this your new home- SEEING is BELIEVING and its all about the beautiful VIEWS. Phone now to book your private viewing for this much sought after - beautiful Walkout Executive Bungalow. Check, check, check, check- ALL the Boxes are checked!!! You could’t want for more. Go ahead, phone to book your private showing. You will Thank me!!