



**GRASSROOTS**  
REALTY GROUP

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**143 Cranleigh Way SE**  
**Calgary, Alberta**

**MLS # A2221082**



**\$829,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Level, Private, Treed, Underground Sprinkle		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	Speakers in ceilings		

No need to wait to build and worry about landscaping, basement development and a lack of amenities!!!! Tucked away on a quiet cul-de-sac in Cranston, just STEPS from the ridge at Fish Creek Park, this stunning 3-bedroom bungalow villa combines elegance, comfort, and convenience—with NO CONDO FEES! Step inside to soaring ceilings, CENTRAL air conditioning, 8-foot interior doors, rich HARDWOOD floors, and an abundance of natural light. A flexible front room is perfect for a home office/reading retreat/formal dining room. The chef's kitchen boasts GRANITE countertops, tile backsplash, stainless steel appliances, pantry, and a HUUUUUGE island—perfect for entertaining. Enjoy dinner parties in the spacious dining area with direct access to the private south-facing backyard. Relax in the vaulted living room with a cozy gas fireplace, or retreat to the main-floor primary suite, featuring a spa-inspired ensuite with dual vanities, soaker tub, tiled shower, and a walk-in closet with custom built-ins. A convenient laundry room completes the main level. Downstairs, the fully finished basement offers in-slab HEAT, a large rec area with fireplace, full wet bar with a wine fridge, two more generous bedrooms (both with spacious walk-in closets), a 4-piece bath, and ample storage. The south backyard is your private oasis with established lush trees, COVERED SUN ROOM, space for some gardening, gas BBQ hookup, and UNDERGROUND irrigation. The double attached garage is insulated and drywalled, with an exposed aggregate driveway. Close to shopping, South Health Campus, Seton YMCA, and endless parks and pathways—this is the villa you've been waiting for!!!