

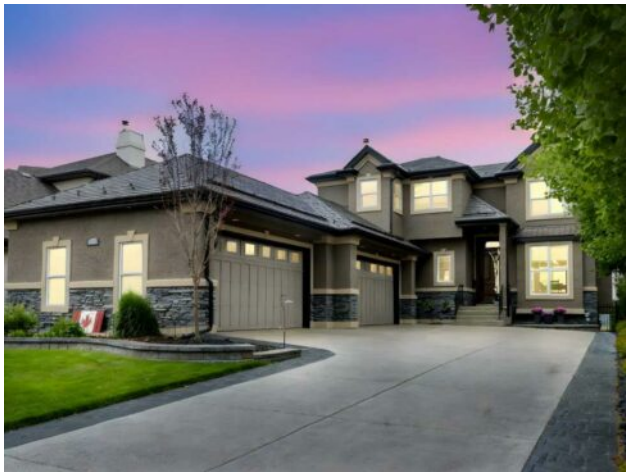


GRASSROOTS
REALTY GROUP

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53 Cranleigh Park SE
Calgary, Alberta

MLS # A2231722



\$1,575,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,526 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Slate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound

Inclusions: 2 Dishwashers, 2 Refrigerators, 2 Garage door openers, 2 Garage door remotes, 2 Microwaves, 2 A/C imots, TV wall mounts, Alarm System w/Contract, Storage Shed, Hot tub, Theatre Seating

EXTENSIVELY RENOVATED WITH NEARLY \$300,000 IN PREMIUM UPGRADES, THIS HOME IS A STANDOUT IN EVERY WAY—MODERNIZED TOP TO BOTTOM FOR COMFORT, STYLE, AND FUNCTION. Welcome to your sanctuary on the ridge—where every day feels like a getaway. Tucked away at 53 Cranleigh Park SE, this beautifully renovated two-storey home welcomes you with a warm, open-concept main floor that flows seamlessly from the spacious LIVING ROOM, to the DINING AREA, and into a GOURMET KITCHEN outfitted with gleaming QUARTZ COUNTERTOPS, STAINLESS APPLIANCES, and an OVERSIZED ISLAND that’s perfect for weekend brunches or weekday homework sessions. Picture lazy Sunday mornings bathed in soft light pouring through OVERSIZED WINDOWS, taking in BREATHTAKING BOW VALLEY RIVER VIEWS that stretch as far as the eye can see. LOCATION IS SECOND TO NONE, WITH PROXIMITY TO DEERFOOT TRAIL AND STONEY TRAIL FOR AMAZING ACCESS TO ANYWHERE IN THE CITY. Step outside onto the DECK OFF THE BREAKFAST NOOK and breathe in the fresh air—NO NEIGHBOURS BEHIND means privacy, whether you’re sipping coffee at sunrise or grilling under the stars. A POWERED AWNING gives you just the right amount of SHADE when you need it, adding comfort and versatility to your outdoor back deck. But the magic really happens downstairs, where a SCREENED-IN PATIO creates a protected retreat. The HOT TUB UPGRADE invites you to unwind year-round, and tasteful landscaping with an AUTOMATED SPRINKLER SYSTEM ensures that your backyard always looks its best. Head upstairs on the NEWLY INSTALLED HARDWOOD STAIRS and you’ll find a bright, serene MASTER SUITE with

jaw-dropping views, a CUSTOM SPA-STYLE ENSUITE that's been completely reimagined with ELEGANT TILE WORK, a LUXURIOUS SOAKING TUB, and a GLASS-ENCLOSED SHOWER. Two additional bedrooms share a fully rebuilt bathroom, each space thoughtfully upgraded with SHIPLAP ACCENTS, new fixtures, and HIGH-EFFICIENCY LED LIGHTING throughout. Walls and trim are freshly painted, and every detail speaks to quiet luxury and comfort. Down in the WALK-OUT BASEMENT, the vibe shifts to laid-back fun: a cozy MEDIA ROOM with theatre-grade seating and electronics, a CUSTOM WET BAR with quartz counters for game-night refreshments, plus a fourth bedroom or gym—and another three-piece bath. Add in a rare HEATED, OVERSIZED FOUR-CAR GARAGE, NEW CENTRAL VACUUM, ATTIC INSULATION UPGRADES, and HEATED FLOORS in the BASEMENT BATHROOM, MUD ROOM, KITCHEN, and FOYER, and you've got a home that's as practical as it is stylish. From everyday living to grand entertaining, this is your chance to own a one-of-a-kind retreat where lifestyle and luxury come together effortlessly. SCHEDULE YOUR PRIVATE TOUR TODAY and discover how good life can be on the ridge.