



**GRASSROOTS**  
REALTY GROUP

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**14 Cranleigh Manor SE**  
**Calgary, Alberta**

**MLS # A2232929**



**\$875,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,576 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Pie Shaped Lot, Private, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** None

OPEN HOUSE SUNDAY AUG. 3, 2-4PM. You will think that you have stepped into a brand new house when you enter this spacious estate style two storey located on a quiet street only steps to the ridge. Absolutely impeccably maintained and in pristine condition, the pride of ownership is obvious. You enter to a foyer and an open staircase to the upper level. The main floor boasts nine foot ceilings and site finished real hardwood floors. There is a main floor den as well as formal dining room. The real draw is the main living space with its huge picture windows that look onto a private back yard. Cozy up to the gas fireplace in the living room complemented by surrounding built in shelving. The kitchen is incredible and is only a couple of years old. It is built to last and look good for years to come with its stainless steel appliances, attractive tile backsplash and granite topped island. The induction stove even has an air fryer built in! Relax in the beautiful and well treed back yard on either the composite deck or the paver patio. Proceed up the open staircase to a big and bright bonus room and three well sized bedrooms including an absolutely huge master bedroom. Retreat to the palatial five piece en suite. The laundry is located on the second level and the bathrooms all have granite counters. Stay cool with the central air conditioning in the summer. This property has been wonderfully landscaped and has great curb appeal. Do not miss this one of a kind home!