



GRASSROOTS
REALTY GROUP

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12 Cranleigh Court SE
Calgary, Alberta

MLS # A2240791



\$875,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,536 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Freezer in Basement, Fridge in Basement, Wine Racks in Basement, Extra Kitchen Cabinet (loose) in Basement, Garden Shed in Backyard, Security System without a Monthly Contract, Washer & Dryer Pedestal, Remotes for Window Coverings.

Beautifully Upgraded 5 Bedroom Family Home in Prime Location Near Parks & Schools. Exceptional Jayman Built home-where thoughtful design meets quality craftsmanship. Boasting over 3595 sq ft of fully developed living space on 3 levels, this 5-bedroom, 5 bath home is perfect for families seeking both comfort & elegance. Tucked away on a quiet cul de sac, this home features a DOUBLE attached oversized HEATED garage/aggregate driveway-w/Hot & Cold water & a 220V outlet! Mn floor offers: Gleaming Hardwood, dedicated home office, versatile flex room = formal dining room/playroom/office/music room/learning area! Welcoming living room w/STONE FIREPLACE feature wall, Chef-inspired kitchen w/granite counters, SS appliances, full-height cabinets & walk-in pantry. Elegant dining nook w/oversized windows & patio doors that open onto fenced/landscaped/FLAT backyard—perfect for kids, pets, gardening, entertaining. Gas line for BBQ. Shed included! 2 piece bath on this level. Upstairs, discover a bright sunny bonus room, adds so much extra relaxing or media space. Spacious primary suite featuring luxurious 5-piece ensuite & walk-in closet. 3 additional bedrooms, full 4-piece bath PLUS a bonus 2 pce bath here - perfect for a big family!! In original plan this space is used as upper laundry! Fully finished basement w/RAISED ceiling adds incredible value w/fifth bedroom, full bath, large recreation/media room w/tons of storage - perfect for family movie nights, a home gym or creative space. The best laundry room ever - sink & lots of space for hanging/folding! Pedestal washer & dryer - not only lifts your machines up - but amazing for doing tiny loads, 'hand wash' delicates, or soaking! Wine room/cold storage. Enjoy year-round comfort w/9’ ceilings, central air conditioning, Vacuflor. Nearby Fish Creek Provincial Park, one of

Canada's largest urban parks, awaits those wanting to enjoy a family picnic by the Bow River, walk the dog or spend a day cycling on over 100 kms of trails. Community is designed to feel secluded & long distance from busy big city life - but it is only a short distance from important amenities. Seton is right next door - grab a meal, enjoy a pint of craft beer or check out a movie at the theatre. South Health Campus Hospital is a stone's throw away. Cranston's Century Hall, a 22,000-square-foot community centre, houses a gym & meeting/banquet rooms. Outside, expect year-round recreation at the splash park, outdoor hockey rink & 2.8-hectare private park. Add in access to public & catholic schools, parks, major roadways, transit + great Neighbours...what are you waiting for!?!