



GRASSROOTS
REALTY GROUP

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42 Cranleigh Manor SE
Calgary, Alberta

MLS # A2255053



\$900,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Environmental Reserve, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: N/A

Elevate your lifestyle in this executive-style residence, where classic design meets unparalleled convenience. Perfectly positioned on a corner lot directly across from Fish Creek Ridge, this home offers a daily connection to nature with immediate access to walking and biking trails. Step inside to a stunning and sophisticated interior, defined by an elegant, open staircase that serves as the home's centerpiece. The main floor features an open-concept layout, seamlessly connecting the formal dining room at the front with a sunlit living room and a gourmet kitchen. This chef's space is a masterpiece of design, boasting extensive white cabinetry, high-end stainless and black appliances, and exquisite granite countertops. The entire main floor is unified by newly refinished hardwood floors, creating a seamless flow of warmth and elegance. A private den, a convenient half-bath, and a dedicated laundry room complete this level. The upper floor is a sanctuary of refined living. A beautiful bonus room, featuring a newly finished fireplace, provides a perfect retreat. French doors open to a private balcony, offering gorgeous, unobstructed views of Fish Creek. The primary suite is a true escape, with a walk-in closet expertly organized by California Closets and a luxurious four-piece ensuite. Two additional spacious bedrooms and another well-appointed four-piece bathroom provide comfort for family and guests. The fully finished basement adds extensive living space, including a large family room with a cozy gas fireplace, a versatile bedroom with a built-in Murphy bed, a three-piece bathroom, and a meticulously finished storage area. Outside, the beautifully landscaped backyard is an entertainer's dream, featuring a deck, a stone patio, a storage shed, and a dedicated space for RV parking. With central air conditioning and impeccable maintenance throughout, this

home is a testament to quality. The front double attached extra long garage keeps your vehicles free from the elements. Its prime location offers effortless access to Deerfoot and Stoney Trail, top-tier schools, premier shopping, and a vibrant community, all within a setting of breathtaking natural beauty. This home offers a valuable opportunity to add a separate entrance for a potential legal suite, architectural drawings can be provided upon request.