



GRASSROOTS
REALTY GROUP

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138 Cranleigh Terrace SE
Calgary, Alberta

MLS # A2262088



\$1,399,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,970 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Heated G		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Tree		

Heating: High Efficiency, In Floor, Natural Gas

Floors: Carpet, Hardwood, Stone, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Brick, Concrete, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: TV

Welcome to this one-of-a-kind residence in sought-after Cranston, where over 2,000 sq ft of developed living space meets breathtaking views of the Bow River, Fish Creek Park, and the Rocky Mountains. Perfectly positioned on a 10,000 sq ft corner lot, this home offers the ideal lifestyle for retirees, empty nesters, and anyone seeking the ease of bungalow living without compromise. Main Level Excellence The moment you step inside, you'll be greeted by soaring 12-foot ceilings, rich hardwood flooring, and natural light streaming from three skylights. The chef's kitchen features an impressive 11-foot island, built-in appliances, and seamless flow into the sun-soaked dining area. Entertain in style in the formal dining room, easily accommodating 12 guests, or step outside to the 25-foot deck complete with a retractable awning, natural gas BBQ hookup, and panoramic views. The primary suite is a true retreat—featuring a custom walk-in closet with built-ins and a spa-inspired ensuite with a 6-foot soaker tub, frameless glass shower, dual sinks, and heated tile floors. Walkout Lower Level The fully developed walkout includes in-floor heating, two additional bedrooms, a family/media room with fireplace, wet bar with extensive cabinetry, and direct access to a covered and screened patio with a second gas BBQ hookup. Multiple patios and decks—each equipped with infrared heaters—make outdoor living comfortable year-round. A Garden Symphony Step into the backyard and discover a horticultural masterpiece. This garden is a living symphony—where every flower performs its solo in harmony with the seasons. From tulips and lilacs in spring, to peonies, roses, and dahlias in summer, and finally the fiery glow of sumacs and Virginia creeper in fall, the garden offers a breathtaking performance year after year. Thoughtfully designed sitting areas

invite rest and reflection, while a 6-zone irrigation system keeps the mature trees, shrubs, and perennials thriving. With plenty of space to add your own personal touches, it's more than a garden—it's a place to grow, rest, and create lasting memories.