



**GRASSROOTS**  
REALTY GROUP

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69 Cranleigh Drive SE  
Calgary, Alberta

MLS # A2266671



**\$750,000**

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | Cranston                                                 |        |                   |
| Type:     | Residential/House                                        |        |                   |
| Style:    | 2 Storey                                                 |        |                   |
| Size:     | 2,336 sq.ft.                                             | Age:   | 2005 (20 yrs old) |
| Beds:     | 4                                                        | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                                   |        |                   |
| Lot Size: | 0.12 Acre                                                |        |                   |
| Lot Feat: | Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot |        |                   |

|             |                                                                                                              |            |     |
|-------------|--------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                      | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                                       | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                              | Condo Fee: | -   |
| Basement:   | Full                                                                                                         | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame                                                                                           | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                              | Utilities: | -   |
| Features:   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) |            |     |

Inclusions: N/A

Welcome to this beautifully updated 4-bedroom family home on the estate side of Cranston! Bright and inviting with 9' ceilings and an open-concept layout, this home features a main floor office with stunning French doors, a spacious dining area with hardwood floors, and a cozy living room centered around a gas fireplace. The kitchen impresses with quartz countertops, a large island, white cabinetry, stainless steel appliances, and a corner pantry. A 2pc powder room completes this level. Upstairs offers four generous bedrooms, including a primary suite with a walk-in closet with built-ins and a 4-piece ensuite with a soaker tub and separate shower. The laundry room is conveniently located on the second floor with upgraded washer and dryer. Freshly painted throughout, fully fenced, and landscaped with a dog-run—this home is move-in ready. Ideally located near the ridge, Bow River pathways, schools, shopping, the South Health Campus, and transit.