



**74 Cranleigh Green SE  
Calgary, Alberta**

**MLS # A2278831**



**\$799,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,098 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	See Remarks		

**Inclusions:** None

Welcome to the estate side of Cranston. A CORNER LOT located 3 minutes from Stoney/Deerfoot, one block away from the RIDGE & PARK. This Jayman Master Built home boasts almost 3000 sq feet of open concept liveable space. With 4 bedrooms plus a den/office and 3.5 bathrooms, and a FULLY FINISHED basement, and fully insulated, oversized double attached garage. This is the perfect home for a growing family. Featuring stainless-steel appliances, hardwood floors, TWO gas fireplaces, Hunter Douglas blinds, Smart technology NEST thermostat, fully insulated oversized garage. Enjoy your WEST FACING BACKYARD deck, aggregate concrete, fantastic foliage, while cooking with your BBQ GAS LINE. SPECTRA TINTED WINDOWS and CENTRAL AIR CONDITIONING will help you stay in climate controlled comfort your round. You're a stone's throw away from Cranston Ridge which offers more than 400 acres of green space with majestic mountain views overlooking the Bow River. Easy to show, quick/flexible possession available. Value priced at \$799,900, book your private showing today, 74 Cranleigh Green SE!!!