



GRASSROOTS
REALTY GROUP

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15 Cranleigh Way SE
Calgary, Alberta

MLS # A2284880



\$850,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, Many Trees, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Pergola on deck with awning

Welcome to 15 Cranleigh Way SE - Premier Cranston Ridge Living - Original owners, first time on market. This meticulously maintained estate captures everything that makes Cranston one of Calgary's most desirable communities. From arrival, curb appeal commands attention with its distinctive stone archway entrance, substantial pillars, and grand custom wooden front door handcrafted for this home. Mature evergreens and ornamental trees anchor the landscaping, while aggregate stone driveway and walkway lead to this elegant entrance. Step inside to a breathtaking vaulted foyer where soaring ceilings and rich hardwood flowing throughout the main level create impressive welcome. Continue into the formal dining room showcasing elegant coffered ceiling insets and custom statement chandelier. Upgraded lighting fixtures in most rooms, plantation shutters on most windows, and custom millwork elevate this home beyond standard builds, adding character throughout. The living room opens with stunning 18-foot ceilings and open to below design with elegant wrought iron railings. The floor-to-ceiling feature wall commands attention, anchored by gas fireplace. Oversized picturesque windows frame incredible greenspace views while flooding the space with natural light. The chef's kitchen flows seamlessly, featuring expansive granite countertops, substantial center island seating four, gas stove, premium stainless appliances, floor-to-ceiling cabinetry, and pantry with custom drawers. Custom pendant lighting highlights the island. Kitchen opens to eating area with west-facing windows overlooking the private backyard. Main floor offers laundry room and two-piece bathroom. Step outside to your west-facing private backyard with mature trees and foliage, perfect for entertaining. Composite deck features pergola, while mature landscaping balances beauty and low

maintenance. Backing onto greenspace and pathway system - steps down the path to elevated positioning with unobstructed views of the ridge and valley that make this Cranston Ridge location desirable. Bow River paths and Fish Creek Park access moments away. Upstairs with open to above views of foyer and living room, the master suite offers true retreat. Luxurious five-piece ensuite features soaker tub, separate shower with glass enclosure, granite vanity, and walk-in closet with shelving. Two additional bedrooms share four-piece bathroom. Fully finished basement extends living space with fourth bedroom, full bathroom, and recreation room perfect for media, gym, or entertaining. Premium features include central air, on-demand hot water (2021), wired for sound with speakers, roughed in 240V for hot tub, drywalled insulated garage with gas heater and attic storage. New shingles (2022) and carpet (2021). Minutes to schools, shopping, highway access. Virtual tour in the links, book your exclusive showing today!