



GRASSROOTS
REALTY GROUP

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95 Cranleigh Gardens SE
Calgary, Alberta

MLS # A2289132



\$850,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Irregular Lot, Landscaped,		

Heating: In Floor, Electric, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Inclusions: Calmat Electronic Anti-Scale and Rust water treatment system. The stove is an induction appliance. Wall mounted T.V.'s: The master bedroom T.V. is not included but the wall mount will remain, the T.V. and wall mount in the 2nd bedroom is included, The T.V. in the main floor living room is NOT included but the wall mount will remain.

Welcome to this exceptional home in sought-after Cranston Ridge with 2988 square feet of immaculate living space and perfectly positioned just a short walk from the breathtaking pathways of Fish Creek Park and the Bow River ravine system. From the moment you step through the front door, pride of ownership is unmistakable. This immaculate residence showcases an exquisite contemporary open design highlighted by soaring two-storey windows that flood the living space with natural light and ceiling heights approximately 17' high. The stunning living room is anchored by a warm and inviting gas fireplace, creating the perfect setting for both elegant entertaining and relaxed everyday living. The newer chef-inspired kitchen is a true showpiece, featuring a massive quartz island, custom hood fan, induction stove, stainless steel appliances, and a convenient appliance garage perfect for keeping your espresso station tucked neatly away. There is also a spacious corner pantry. A bright and spacious breakfast nook with a built-in banquette overlooks the beautifully landscaped back yard, offering charm and functionality. The main floor is finished with newer engineered hardwood floors and brand new carpet (2 months ago) has been installed throughout the upper floor, open riser stair case and basement stairs. There are 3 generous sized bedrooms, and the primary features an electric fireplace and a 5 piece ensuite with a barn door to close off your walk in closet. The fully developed basement features in floor heat, a 4th bedroom, a spacious family room with wine fridge and a luxurious 3 piece bath with walk in shower. Step outside to your own private oasis. The professionally landscaped yard features an elevated stone sun deck and a large integrated pond complete with pump and filter creating a tranquil backdrop for summer evenings. There is also a ground level deck

off the patio doors from the house perfect and convenient for BBQ'S. There is a large shed in the back to house all your lawn and garden tools. This home is also air conditioned and ready for the upcoming summer season. Noteworthy are the newer glass front door and the garage door that were both replaced in 2019. This beautifully maintained home offers a rare combination of style, comfort, and an unbeatable location. You will not want to miss out on this one.