



**35 Cranleigh Drive SE
Calgary, Alberta**

MLS # A2294804



\$709,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to your new home in the heart of Cranston! This 2,100 sq ft home is designed for both comfort and function, featuring hardwood and granite finishes throughout for a timeless touch of elegance. The home welcomes you with a vaulted front entry, creating a bright and airy first impression. The spacious kitchen offers a central island, abundant counter space, and room to entertain, seamlessly connecting to the inviting living area complete with a gas fireplace perfect for cozy winter evenings. A convenient mud room on the main floor adds practicality for busy families. Upstairs, you’ll find three bedrooms and 2.5 baths, including a generous primary suite with a luxurious ensuite retreat and walk in closet. The home is finished with iron spindle railings for a stylish architectural detail. The basement is a clean canvas ready for your personal touch. The double front attached garage provides ample parking and storage. Outside your door, enjoy all that Cranston has to offer schools, parks, skating rinks, pathways, and the community centre, as well as nearby shopping, South Health Campus, and the YMCA. For nature enthusiasts, the home is just steps from serene wetlands, with Bow River, Fish Creek Park, and Cranston Ridge all within easy reach. Commuting is a breeze with quick access to Deerfoot and Stoney Trail. This is the perfect family home in a sought after community don’t miss the opportunity to make it yours!