



**110 Cranleigh Way SE
Calgary, Alberta**

MLS # A2144280



\$998,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,630 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Irregular Lot, Street Lighting, Rectangular Lot, Views		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

AMAZING HOME!!! Welcome to your dream home in Cranston, where luxury living meets traditional charm! This jaw-dropping residence, boasting over 2600 square feet above grade, sits pretty on a serene street with ravine views and walking paths leading to Bow River and Fish Creek Park. The moment you enter the house you are greeted with a generous sized foyer at the main entrance and with a large mud room off the garage. The spacious great room features a gas fireplace, 9 foot ceilings, custom window treatments and a large dining area with a sliding door entrance onto a private deck and then a lower patio. Professionally renovated gourmet kitchen features plenty of cabinets, granite counters, a breakfast bar and a large walk-in pantry. The bonus room is bright, open and features amazing views of the mountains and the Bow River Valley. The large primary bedroom has a walk in closet with organizers, a 5 piece spa-like en-suite. Two other good sized bedrooms complete the upstairs. The basement is professionally developed and features a family/media room, a large 3 piece bathroom, a games room, a 4th bedroom or den and ample storage. This house features 2 air conditioners, 2 furnaces, 2 humidifiers, a newer hot water heater, a water softener unit, modern appliances and a garage heater for the attached triple car garage. The great curb appeal, aggregate driveways and sidewalks, stunning views, and fully fenced/landscaped back yard make this an awesome opportunity! Don't forget: this place is a former show home- the quality and value are here. Don't miss it!!!