



**52 Cranleigh Drive SE  
Calgary, Alberta**

**MLS # A2144688**



**\$779,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Cranston  |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,186 sq.ft.  | <b>Age:</b>   | 2004 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Other, Private |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stucco   | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home |                   |     |

**Inclusions:** N/A

Nestled within the esteemed and immaculate community of Cranston, this charming 2-storey, corner-lot residence with 4 bedrooms epitomizes the essence of a dream home. Embracing a traditional yet highly functional layout, the main floor graciously hosts a formal dining room, expansive breakfast nook, spacious kitchen, family room, living room, sizable office, and convenient laundry room. Upstairs, discover 4 generously proportioned bedrooms, complemented by a large 4-piece bathroom and a recently renovated ensuite. Awaiting your personal touch, the basement features partial framing, promising endless possibilities for customization. Outside, the backyard is a true marvel, backing onto lush greenery and a mere 50 feet from a playground—an idyllic setting for relaxation and play. Boasting a range of modern conveniences, this home showcases a new roof and eavestroughs installed just 6 years ago, along with a 50-gallon hot water tank, dual electronic air cleaner, air conditioning, Vacu-Flow System, garage heater, R20 garage door, and a silent belt garage opener. Conveniently situated near transportation hubs, recreational facilities, entertainment venues, shopping centers, and esteemed schools, this property offers an unparalleled blend of location, luxury, and exceptional value.