



202 Cranleigh Bay SE
Calgary, Alberta

MLS # A2149764



\$964,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,885 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: Nest Security System

Welcome to 202 Cranleigh Bay SE. This executive-style bungalow is located in a quality cul-de-sac, featuring a slate tile foyer that opens to cathedral ceilings and large windows, allowing ample daylight to flow through the home. The open main floor plan is ideal for entertaining, with a two-tiered island with seating, a great room with a large feature fireplace, an eating area, and a separate dining room or den. The upper lofted room offers versatility for various uses. The main floor master bedroom includes a spacious four-piece ensuite and a sizeable walk-in closet with built-in organizers. Large patio doors off the kitchen lead to a manicured backyard, complete with Artificial Turf two pergolas for barbecuing and seating, and a hot tub for daily soaking in this retreat-like space. This 3,400 sq ft bungalow (including the basement) boasts a well-designed finished basement, featuring a custom-built glass wine room with a bar and games room, a cozy fireplace backdrop, a soundproofed media room wired with built-in speakers, two extra bedrooms with large egress windows, a four-piece bath, a storage room, and a large workshop for project enthusiasts. The mandatory homeowner's association offers amenities such as a gym, tennis courts, halls, an outdoor arena, and various programs within 400 acres of green space and outdoor facilities. Enjoy the proximity to Fish Creek Park's walking and cycling paths along the ridge and river views. Cranston has two elementary schools and one junior high school; please check the school websites for more information.