



**51 Cranleigh Common SE  
Calgary, Alberta**

**MLS # A2169725**



**\$814,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Garden, Irregular Lot, Landscaped, Street Light		

<b>Heating:</b>	Baseboard, Central, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Air Conditioning - Central, HoodFan, Microwave - built in, Nest Doorbell, Alarm Sensor/hardware		

Welcome home to your air conditioned executive home nestled in the heart of Cranston, a short walk from the stunning ridge pathways. This unique property boasts an open-concept main floor, with vaulted ceilings, perfect for both relaxation and entertainment. The fully equipped chef's kitchen, complete with granite countertops and stainless steel appliances, including the cooktop, built-in stainless steel oven and microwave and french door fridge. The extended island, opens to a spacious living and dining area, with a central gas fireplace. Just off the kitchen is a versatile den/office space that can also be converted into a main floor bedroom. The separate front room offers additional flexibility as a formal dining or sitting area, or possibly another office space. The 2pc powder room and laundry room, leading to the attached double garage, complete the versatile main floor living. The upper level is dedicated entirely to your primary suite, featuring vaulted ceilings and large windows that bathe the room in natural light. Enjoy the spa-like 5-piece ensuite with a deep soaker tub, double vanities, and a separate glass shower. A large walk-in closet offers ample space for all your wardrobe needs. For those looking to expand, the partially finished basement includes a fully developed 3 pc bath, and two partially developed bedrooms (framed, insulated walls/ceiling and electrical). There's also room for a spacious rec room, not to mention the seemingly endless storage space, giving this home endless potential. Step outside to your private, south-facing backyard oasis, where a composite deck and stamped patio provide the perfect setting for summer barbecues or quiet morning coffees. A rain-sensing irrigation system ensures efficient and convenient lawn care. Recent improvements include triple pane windows throughout the main floor and primary quarters; hot

water tank (2023), central AC, carpets for the primary bedroom, stairs and landing area recently replace/upgraded; NEST smart thermostat and doorbell. Along with many builder upgrades for comfort and reliability. This home is a rare find—offering both luxury and practicality in one of Calgary's most desirable family neighborhoods, you're just a short walk from the ridge and minutes away from all the convenient amenities that Cranston has to offer, including schools, shops, and parks. Don't miss the opportunity to make it yours!