



**75 Cranleigh Heath SE  
Calgary, Alberta**

**MLS # A2181419**



**\$530,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	\$ 457
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** none

Imagine starting 2025 in your new home! Welcome to this 3-bedroom townhome located in the desirable community of Cranston. This stunning residence boasts elegant hardwood floors and soaring 9-foot ceilings, creating a spacious and airy atmosphere throughout. The heart of the home is undoubtedly the modern kitchen, featuring a stylish island, stainless steel appliances, beautiful maple cabinets, perfect for both everyday living and entertaining. Lots of space for dining table, with sliding doors that open onto a private patio. Cozy up in the inviting living area, which is enhanced by a charming gas fireplace. The main level also includes convenient access to the drywalled, double attached garage, ensuring ease and comfort in your daily routine. The second floor is designed for convenience, offering a laundry area and a luxurious primary suite complete with a generous walk-in closet and a private ensuite bathroom. Two additional bedrooms provide ample space for family or guests, and additional 4 piece bathroom. Enjoy the outdoor living experience with a private backyard and patio, ideal for relaxation or gatherings. This is a well managed complex in a prime location close to shopping and major thoroughfares, this townhome not only offers a lifestyle of comfort and convenience but also the potential for customization with its unfinished basement. Don't miss the opportunity to make this beautiful property your new home!