

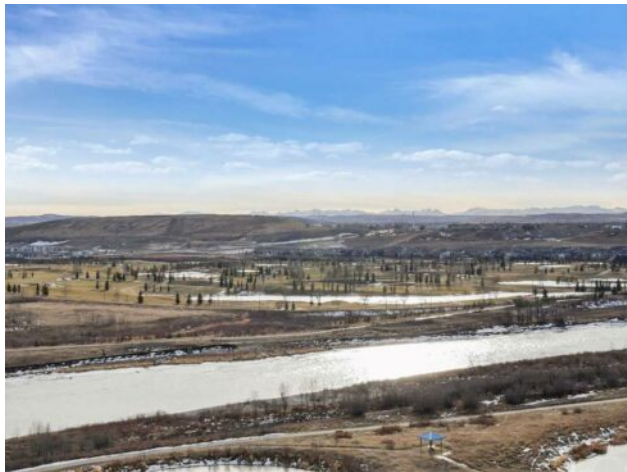


GRASSROOTS
REALTY GROUP

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43 Cranleigh Manor SE
Calgary, Alberta

MLS # A2198092



\$1,525,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,009 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Cork, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Storage shed, attached garage cabinets, projector and screen, 2 garage door openers, 1 garage control, 2 dishwashers, 2 washers, 2 dryers, 2 beverage fridges, 1 bar dishwasher.

OPEN HOUSE on Saturday, June 7th from 2-4pm. Nestled on the ridge in Cranston, this home offers unparalleled, unobstructed views of the Rocky Mountains and Bow River Valley. With direct access to scenic walking and biking paths, this home seamlessly blends luxury living with nature. The open-concept main level features floor-to-ceiling windows that frame the breathtaking views, a gourmet chef's kitchen with upgraded appliances—including a brand-new fridge/freezer combination—a spacious living room with a cozy fireplace, a formal dining room, and a private front office/den. Upstairs, the expansive primary suite boasts a private balcony, two-way fireplace, and stunning panoramic views. The spa-like ensuite features a jetted soaker tub, oversized glass shower with multiple showerheads, heated floors, and dual sinks. A bright den/office area completes the upper level. The walkout lower level is designed for ultimate entertainment, featuring in-floor heating, a large family room with a wet bar, fireplace, and home theatre projector & screen, as well as two additional bedrooms—one with a private ensuite and the other with a cheater ensuite. The beautifully landscaped backyard includes underground sprinklers and direct access to the pathways. Additional highlights include a heated and finished three-car garage with in-floor heating. Located in one of Cranston's most sought-after ridge locations, this exceptional home offers luxury, comfort, and breathtaking views in every direction. Don't miss this rare opportunity—schedule your private showing today!