

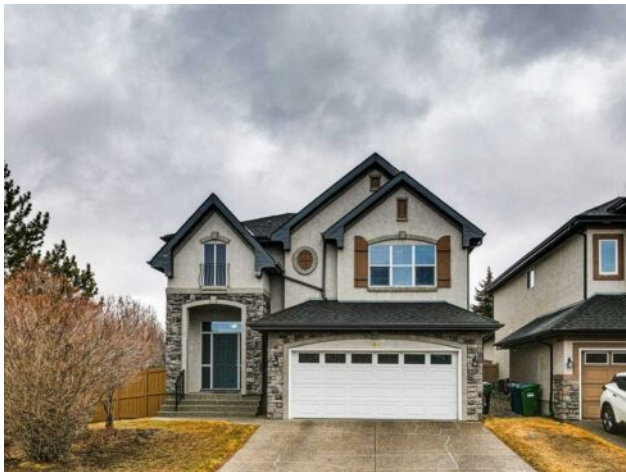


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

106 Cranleigh Way SE  
Calgary, Alberta

MLS # A2209387



**\$979,000**

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,438 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to this beautifully designed luxury home in the heart of family-friendly Cranston. This former show home is set just steps from the ridge and Bow River Pathway. As you open your front door you will see green space with serene views and walking trails, this 4-bedroom 4-bathroom home offers the perfect balance of elegance, comfort, and functionality—ideal for families looking to put down roots in a vibrant, nature-connected community. Step inside to a warm and welcoming foyer that opens to a main floor where rich hardwood floors, large windows, and thoughtful design create a sense of everyday luxury. The kitchen comes fully equipped with stainless steel appliances, a spacious island, ample cabinetry, and a walk-in corner pantry with organizers—perfect for busy family life and weekend entertaining. The living room is both cozy and refined, anchored by a gas fireplace and large windows overlooking the private backyard. The adjacent dining area easily accommodates large family meals or casual breakfasts alike. A main floor office, offering a quiet workspace or homework hub, along with a convenient 2-piece bathroom, completes the main floor. Enjoy year-round comfort with central air conditioning, perfect for those warm summer days. Upstairs, the spacious loft family area with vaulted ceilings and a skylight serves as a fantastic second living area—ideal for movie nights or playtime. You'll find three generously sized bedrooms on this level, including the primary suite with vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite with double vanities, a deep soaker tub, and separate shower. A full laundry room and an additional 4-piece bath complete the upper level. The fully finished basement is a true extension of the home's living space, offering a large recreation room with a wet bar, a fourth bedroom, a full

bath, and a flex room—great for teens, guests, or even a home gym. Outside, the private backyard is made for family fun, with plenty of space for kids and pets to run, plus raised garden beds for those with a green thumb. Additional features include a newly installed furnace, an attached double garage, and ample storage throughout. Living in Cranston means more than just a beautiful home—you’re part of a close-knit, amenity-rich community. Residents enjoy access to Century Hall with its splash park, skating rink, and year-round programs, plus nearby schools, sports fields, the Cranston Market, and quick access to Deerfoot and Stoney Trail. Nature lovers will appreciate the proximity to the Bow River and Fish Creek park for weekend adventures. Homes like this don’t come along often—especially in this location. Schedule your private showing today and discover why families love Cranston.