# \$780,000 - 35 Cranleigh Way Se, Calgary

MLS® #A2132666

# \$780,000

3 Bedroom, 4.00 Bathroom, 2,210 sqft Residential on 0.10 Acres

Cranston, Calgary, Alberta

Nestled in the highly sought-after Cranston community, this Jayman Master Built home offers approximately 3000 sqft of open-concept living space, perfect for a growing family. Located just steps from the ridge, with a pathway connecting to Fish Creek Park, and close to schools, amenities, and main roads, this home is a must-see!

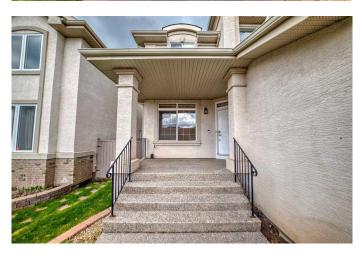
The high-ceiling front entrance leads to a bright and open main floor, which includes a spacious formal dining room at the front with a large window, a living room featuring pot lights, a tiled surround fireplace with an elegant niche, and a kitchen boasting maple cabinets, stainless steel appliances, a gas stove, breakfast bar, granite countertops with a raised bar, and a walk-in pantry. Natural light floods the main floor through three oversized windows on the back wall and an extra window on the side. The main floor also includes a laundry room connected to the double garage.

Upstairs, you'll find a bright and versatile bonus room with three windows, open to overlook the entrance, along with three bedrooms. The master suite accommodates king-sized furniture and includes a walk-in closet and a luxurious spa-like ensuite with a soaker tub and ample counter/cabinet space. Two additional bedrooms, a 4-piece bath, and a linen closet complete the upper level.

The fully finished basement adds significant







value with a spacious family room, a large fitness room, a den, and a 2-piece bathroom, providing extra entertainment space and versatility.

Additional features include brand new carpet through the house, air conditioning, a water softener, height-adjustable shelves in the garage, and a stunning concrete patio perfect for BBQs and summer enjoyment. A 5-zone automatic sprinkler system covers front and back yard, ensuring lush greenery year-round. And yes, a large shed is included!

This home's excellent location offers direct access to the Ridge/Bow River Pathway System, numerous parks, and walkways. The Community Centre provides recreation programs, a water splash park, an ice skating rink, sports courts, a tobogganing hill, and more. With nearby golf clubs, South Health Campus, quick access to Deerfoot and Stoney Trail, and the YMCA, you're never far from Calgary's hot spots.

Spotless and ready for you to move in, come enjoy the comfort, functionality, and impressive design of this stunning Cranston home.

Don't let this hidden gem slip awayâ€"schedule your private showing today!

Built in 2003

# **Essential Information**

Square Footage

 MLS® #
 A2132666

 Price
 \$780,000

 Sold Price
 \$780,000

 Bedrooms
 3

 Bathrooms
 4.00

 Full Baths
 2

 Half Baths
 2

2,210

Acres 0.10 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 35 Cranleigh Way Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M1G5

#### **Amenities**

Amenities Park, Picnic Area, Playground

Parking Spaces 4

Parking Double Garage Attached

# Interior

Interior Features Ceiling Fan(s), Soaking Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Microwave Hood Fan, Refrigerator, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 21st, 2024
Date Sold May 30th, 2024

9

Days on Market

Zoning R-1

HOA Fees 189.50

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Skyrock

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