

\$769,800 - 24 Cranleigh Drive Se, Calgary

MLS® #A2139059

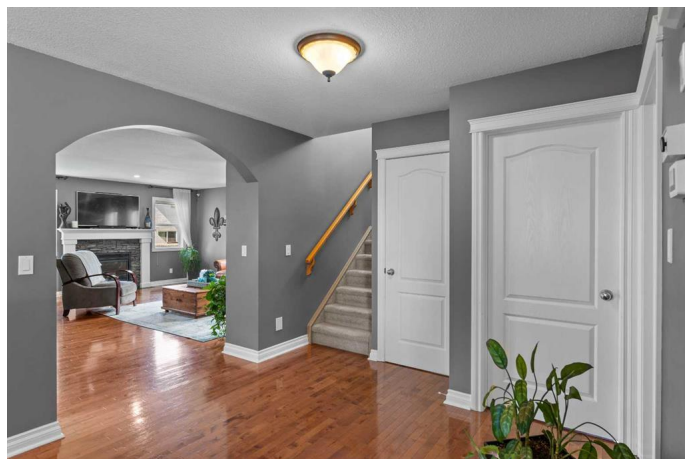
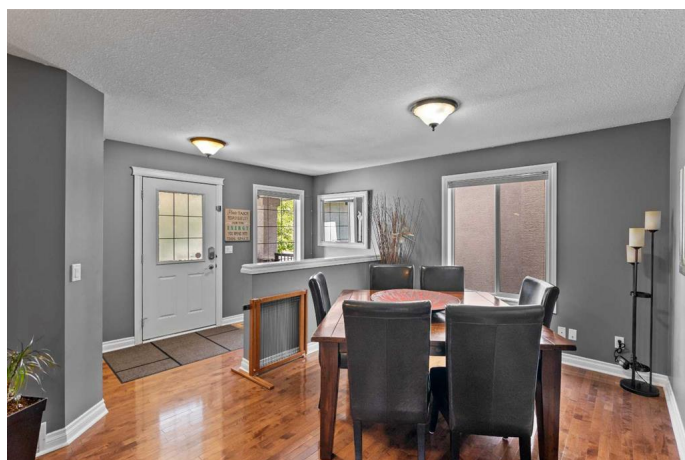
\$769,800

4 Bedroom, 4.00 Bathroom, 2,313 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Fabulous Family Home in sought after Cranston Estates. This spacious, fully finished two storey gem boasts a total of 3173 sq ft of living space. The main floor welcomes you with an open-concept layout, featuring a versatile front flex room perfect for your needs. The bright kitchen is a chef's delight, equipped with ample cabinetry, a convenient corner pantry, and generous counter space. It flows seamlessly into the inviting living room, adorned with a stone-faced gas fireplace. Laundry chores are a breeze with the main floor laundry area, complete with a NEW stackable washer and dryer plus a sink. Upstairs, retreat to the expansive primary bedroom boasting a massive walk-in closet and a luxurious 5 piece ensuite with a corner soaker tub. Two additional well-proportioned bedrooms and a large 4 piece bath offer comfort and convenience. A fourth bedroom or bonus room, whatever suits your needs, completes this level. The fully finished basement impresses with high ceilings and a versatile layout, featuring a 3-piece bath ideal for hosting game nights or creating a cozy entertainment space. Finished with cork flooring, it's both practical and stylish. There's also a great kids' mini-sticks area or play area. Parking is a breeze with the double attached garage, drywalled and insulated for your convenience, complete with overhead storage racks. Relax on the inviting front verandah with maintenance-free decking, or bask in the sunny south-facing backyard, fully fenced and



landscaped for your enjoyment. Conveniently located steps away from the ridge, parks, and schools, with easy access to Stoney and Deerfoot Trail, this home offers both comfort and convenience in a sought-after neighborhood. Cranston is a very active community with a private clubhouse including sports courts, spray park, skating rink & more. Minutes from restaurants, shopping, South Health Campus hospital as well as the world's largest YMCA.

Built in 2004

Essential Information

MLS® #	A2139059
Price	\$769,800
Sold Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,313
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	24 Cranleigh Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1G7

Amenities

Amenities	Recreation Room
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 20th, 2024
Days on Market	13
Zoning	R-1
HOA Fees	174.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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