

\$819,500 - 363 Cranleigh View Se, Calgary

MLS® #A2141144

\$819,500

3 Bedroom, 3.00 Bathroom, 2,425 sqft

Residential on 0.11 Acres

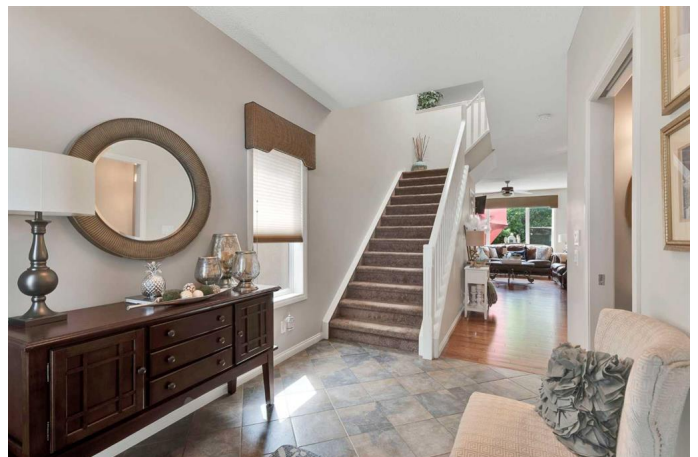
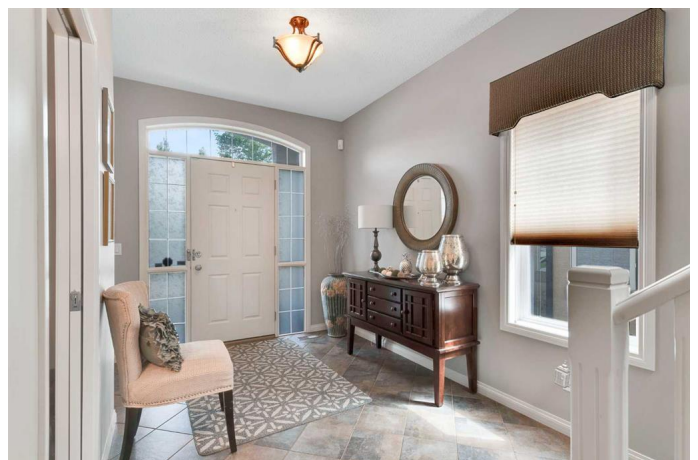
Cranston, Calgary, Alberta

Welcome to this stunning home situated on a tranquil and established cul-de-sac, just steps away from the Cranleigh Estates ridge. Here, you can enjoy walking or biking on numerous paths while taking in breathtaking river and mountain views.

Upon entering, you'll immediately notice the pride of ownership and attention to detail throughout the home. The main floor features an open-concept layout with 9-foot ceilings, the kitchen recently updated with quartz countertops, a coffee bar, and a large walk-in pantry. The beautiful hardwood floors and custom-built cabinetry surrounding the gas fireplace add warmth and elegance to the space.

Adjacent to the dining room, you'll find a spacious home office with pocket doors. This versatile space is large enough to accommodate two full desks along with all the printers and shelving you need to comfortably work from home.

As you ascend the extra-wide staircase, moving in is a breeze. At the top, an incredible skylight floods the area with natural light. The upper floor boasts a spacious bonus room with windows overlooking the backyard and beautiful garden. The second and third bedrooms both feature walk-in closets and share a secondary 4-piece bathroom.



The primary suite is a true retreat, designed with the owner's comfort in mind. As you enter, you'll notice the beautiful archways leading to the bathroom, complete with two separate vanities, a soaker tub, and a walk-in shower. Continuing down the hall, you'll find an extensive walk-in closet and then continue on to the large primary bedroom with vaulted ceilings.

Recent updates include a hot water tank, replaced in October 2022. The basement offers large windows and a thoughtfully pre-planned layout, with the electrical, furnace, and water softener conveniently tucked away. This blank slate provides the opportunity to create additional bedrooms, a large recreation room, and a bathroom, tailored to your needs.

Step outside to the beautifully manicured backyard garden with mature trees. It offers a serene, private space, making you feel as though you have no neighbours.

Cranston boasts numerous desirable amenities, including a clubhouse, splash parks, a variety of schools, walking paths, and beautiful views. Don't miss the chance to own this exquisite home!

Built in 2006

Essential Information

MLS® #	A2141144
Price	\$819,500
Sold Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,425
Acres	0.11

Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	363 Cranleigh View Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G2

Amenities

Amenities	Clubhouse, Dog Park, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2024
Date Sold June 22nd, 2024
Days on Market 9
Zoning R-1
HOA Fees 190.00
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Solutions

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