

\$759,900 - 52 Cranleigh Drive Se, Calgary

MLS® #A2144688

\$759,900

4 Bedroom, 3.00 Bathroom, 2,186 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

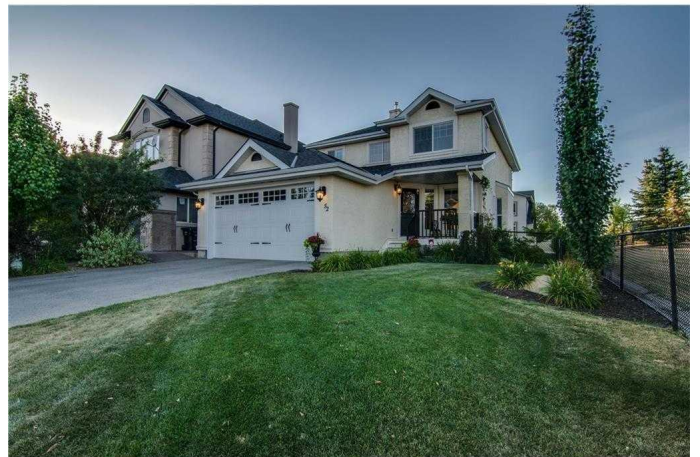
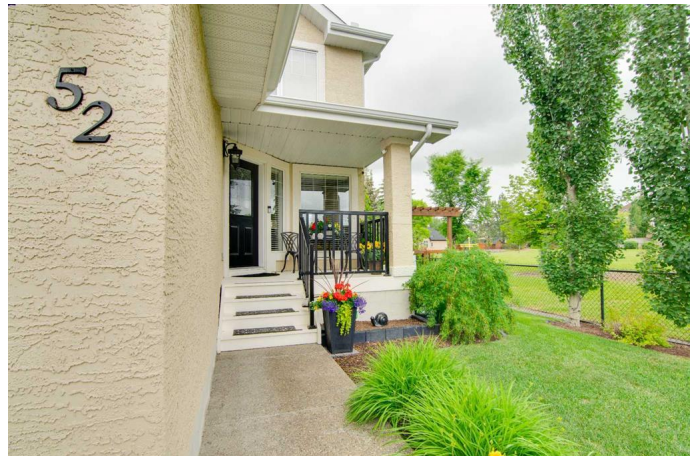
Nestled within the esteemed and immaculate community of Cranston, this charming 2-storey, corner-lot residence with 4 bedrooms epitomizes the essence of a dream home.

Embracing a traditional yet highly functional layout, the main floor graciously hosts a formal dining room, expansive breakfast nook, spacious kitchen, family room, living room, sizable office, and convenient laundry room. Upstairs, discover 4 generously proportioned bedrooms, complemented by a large 4-piece bathroom and a recently renovated ensuite.

Awaiting your personal touch, the basement features partial framing, promising endless possibilities for customization. Outside, the backyard is a true marvel, backing onto lush greenery and a mere 50 feet from a playground—an idyllic setting for relaxation and play.

Boasting a range of modern conveniences, this home showcases a new roof and eavestroughs installed just 6 years ago, along with a 50-gallon hot water tank, dual electronic air cleaner, air conditioning, Vacu-Flow System, garage heater, R20 garage door, and a silent belt garage opener.

Conveniently situated near transportation hubs, recreational facilities, entertainment venues, shopping centers, and esteemed schools, this property offers an unparalleled blend of location, luxury, and exceptional



value.

Built in 2004

Essential Information

MLS® #	A2144688
Price	\$759,900
Sold Price	\$743,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,186
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	52 Cranleigh Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1A1

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, Rooftop, Sep. HVAC Units

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Lighting, Other, Playground, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Other, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	August 13th, 2024
Days on Market	45
Zoning	R-1
HOA Fees	190.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	KT Capital Realty Inc.
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