

\$895,000 - 86 Cranleigh Park Se, Calgary

MLS® #A2153340

\$895,000

4 Bedroom, 4.00 Bathroom, 2,517 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Picture this: you're walking home along the ridge in Cranston after watching the sunset fall behind the distant mountain range. The pathway is just steps from your front door, providing you with a quick escape from the city without ever needing to get in your car! Head on in to enjoy the rest of your evening, be it a night cap in front of the living room fireplace, dinner al fresco on the patio, or late-night sâ€™mores at the backyard firepit. Take a few steps inside and youâ€™re immediately embraced by a completely open concept living space, attractively renovated, with absolutely nothing to do but move in and enjoy! Imagine savoring your home-cooked breakfast at the quartz countertop island, whipping up treats in the tastefully renovated kitchen, or throwing shindigs in the airy living and dining area filled with natural light. The main floor is complete with a half bath, laundry room, an office, tucked away from the main living space for privacy â€“ along with a formal dining room that could easily be closed off to provide a second at home office. Retreat upstairs to your primary bedroom spacious enough for your king-sized bed, complete with a 4-piece ensuite and a large walk-in closet. Two additional bedrooms, both versatile and accommodating, make them ideal for kids or guests. The bonus space upstairs has the potential and flexibility to be whatever your heart desires, with enough space for multiple uses! The basement is fully and professionally developed with a generous rec room (pool

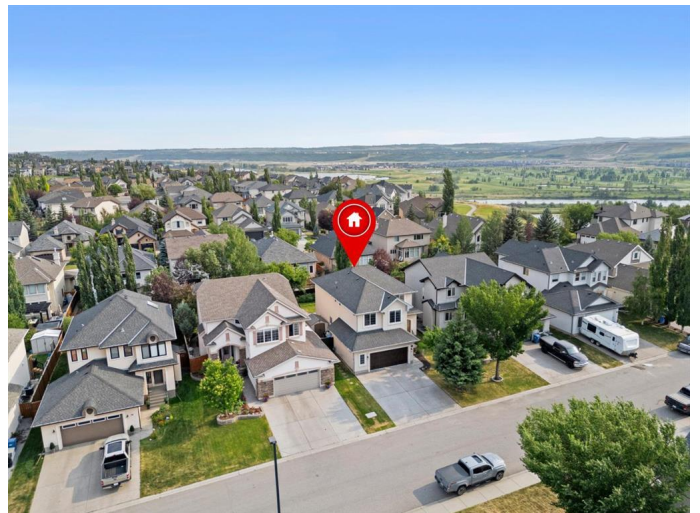


table included!) and built-in bar area, fourth bedroom, and full bathroom. And oh, the sun-soaked, south-facing fully landscaped backyard is your personal chill area to take in the rays, or catch some shade under the pergola, as well as a built-in basketball area for the kids, a firepit area, and additional shed storage. This exceptional 2-storey family home features over 3500 total square feet of warmth and comfort with a heated, oversized double-attached garage. Cranston, a family-centric community located in SE Calgary is tucked away in a prime location with easy access to major shopping hubs, schools, parks, walking paths and roadways. This appealing home won't wait around forever - schedule your exclusive tour now!

Built in 2005

Essential Information

MLS® #	A2153340
Price	\$895,000
Sold Price	\$882,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,517
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Cranleigh Park Se
Subdivision	Cranston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 1J1

Amenities

Amenities	Clubhouse, Playground, Racquet Courts
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, Oversized

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	August 9th, 2024
Days on Market	11
Zoning	R-1
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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