

\$799,900 - 117 Cranleigh Park Se, Calgary

MLS® #A2155415

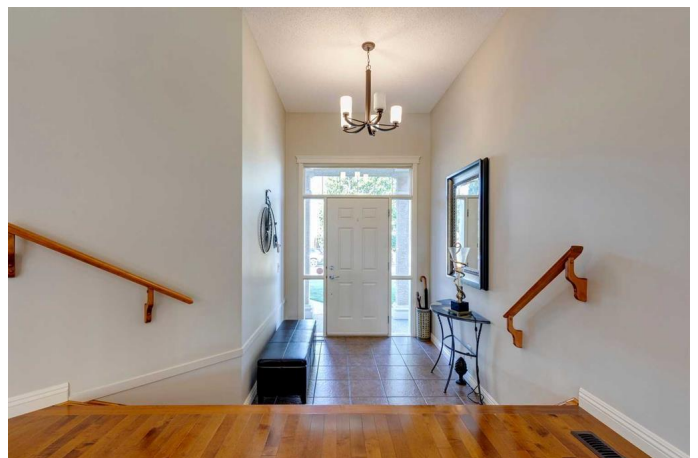
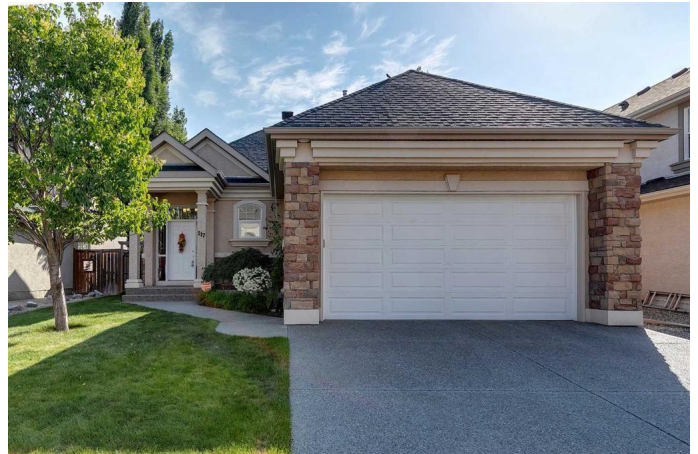
\$799,900

3 Bedroom, 3.00 Bathroom, 1,492 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Location, Location, Location... Nestled in the highly sought-after community of Cranston, this exquisite executive bungalow offers 2900 sq ft of luxurious living space. With stunning curb appeal, the home features a stucco finish accented by brick and an exposed aggregate driveway. Step inside to a bright, spacious, open floor plan highlighting a dream chef's kitchen. Enjoy the massive curved island, large pantry, newer stainless steel appliances, and ample counter space. The wall of windows bathes the main floor in natural light, creating a breathtaking living area with a cozy fireplace and wall-mounted TV. The large dining area provides seamless access to the back deck, perfect for indoor/outdoor living. The main floor also includes a formal office with built-ins. The spacious primary bedroom is a true retreat, boasting a 5-piece ensuite with a soaker tub, make-up counter, and walk-in closet. The fully developed basement offers two additional bedrooms, a massive rec room ideal for games or movie nights, a 4-piece bath, a hobby room, 9'™ ceilings, dual storage areas, and a future wine room. Step outside to your fantastic yard, featuring multiple outdoor spaces, including a composite deck with a glass railing built with maintenance-free materials and a massive lower patio. The professionally landscaped rear yard showcases perennials, trees, and a soothing water feature. This property is loaded with upgrades, including air conditioning, underground sprinklers, and recent updates



such as a new high-efficiency furnace, water tank, and humidifier (2024), driveway (2023), garage door (2023), insulation top-up (2023), glass railing on deck (2022), and all appliances (2017). Pride of ownership is evident in every detail.

Don't miss out on this fantastic offering—your perfect home awaits!

Built in 2005

Essential Information

MLS® #	A2155415
Price	\$799,900
Sold Price	\$795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,492
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	117 Cranleigh Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1J1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 12th, 2024
Days on Market	6
Zoning	R-1
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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