

\$1,099,900 - 189 Cranleigh Terrace Se, Calgary

MLS® #A2162468

\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,969 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Open House Saturday September 21 1-3 pm
A total of almost 4,500 sq. ft. of developed living space in this amazing upscale home in an excellent cul-de-sac location only steps to the ridge in the estate area of Cranston! This 5-bedroom home (could easily become 6) offers the best luxury living while still offering spaces for a busy work-from-home family. Custom-designed with elegant finishing, the open concept will take your breath away. The grand foyer greets your guests, bringing them into first-class living spaces on the main floor. Entertain family and friends in this spacious formal dining room with coffered ceilings, or relax in one of the two main floor dens styled with French doors for elegance and privacy. A dream chef's kitchen features a large island with seating for 4, upscale stainless steel appliances, a 6-burner Bertazzoni Italian cooktop, a built-in wall oven and microwave, and custom hood fan. The gracious great room boasts a two storey ceiling and a warm gas fireplace. Start your days in the sundrenched breakfast nook with access to the oversized deck. Then venture into the massive family room that awaits upstairs with oversized windows, vaulted ceilings, and partial mountain and valley views. An incredible primary bedroom, with a separate retreat, showcases a spa-inspired ensuite bath with a waterfall-fill deep soaker tub, double sinks, a separate shower, and an impressive 11'x7' walk-in closet. The walkout basement was professionally developed and



finished consistent with the main levels of the home. This great living space highlights a beautiful wet bar with custom shelving, granite countertops, a wine cooler, a beverage cooler, and a dishwasher. Wide open spaces for a games area, the media room has RI wiring for 9.2 sound, an overhead projector, and a power screen recessed into the wall. Final touches include a fourth bedroom (currently being used as a gym), while the current Art/Hobby room could be a 5th bedroom that, with a minor amount of work, could be split into a 6th bedroom! Professional landscaping features sculptured flower beds, mature trees, and shrubs, and delivers a true oasis for you to fall in love with. Bonuses include two High-Efficiency furnaces (annually serviced), two newer oversized A/C units, on-demand hot water, a 5-zone irrigation system, a 2-zone in-floor radiant heat in the basement slab, an oversized stainless steel hot water tank, a security system, and more! This very special home has been meticulously maintained inside and out.

Built in 2006

Essential Information

MLS® #	A2162468
Price	\$1,099,900
Sold Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,969
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	189 Cranleigh Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0G6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Many Trees, Street Lighting, Underground Sprinklers, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2024
Date Sold October 17th, 2024
Days on Market 44
Zoning R-1
HOA Fees 180.50
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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