

\$564,900 - 25 Cranleigh Heath Se, Calgary

MLS® #A2167721

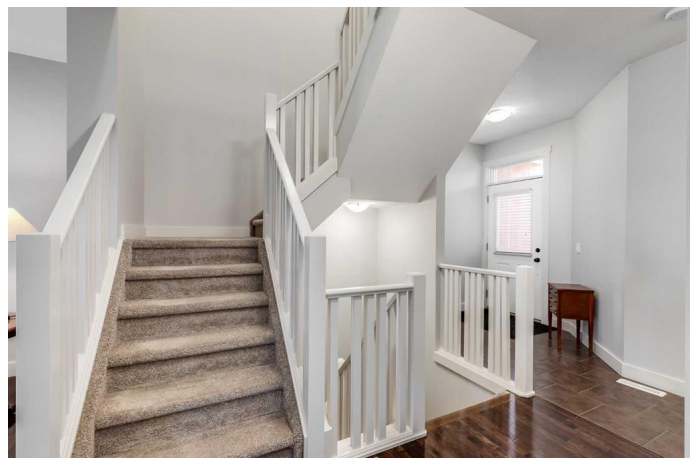
\$564,900

4 Bedroom, 4.00 Bathroom, 1,612 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Price Adjusted! Welcome to this upscale Condominium Townhome in Bordeaux of Cranston! Nestled in the very popular community of Cranston, this upscale condominium townhome offers an exquisite blend of style, comfort, and convenience. Step inside to discover an open and bright floor plan accentuated by engineered hardwood floors and freshly painted walls throughout the main and upper levels. With a total of 4 bedrooms and 3.5 bathrooms, this home is designed for both family living and entertaining. The heart of the home features a modern kitchen equipped with espresso-stained cabinets, granite countertops, and stainless steel appliances. The spacious dining area flows seamlessly into the great room, which boasts a cozy gas fireplace perfect for gathering with family or friends. Patio doors lead you to a charming deck and a private, fenced west facing rear yard, ideal for summer barbecues or quiet evenings under the stars. Venture upstairs to find a generously sized primary bedroom complete with a full ensuite bath and a walk-in closet. Two additional well-appointed bedrooms, a convenient laundry area, and a stylish 4-piece family bath round out the upper level, providing ample space for everyone. The professionally developed lower level (2019) offers even more versatile living space, with a family room boasting LVP flooring, custom wall cabinets with task lighting and pull out table for working on projects. The 4th bedroom with a "Murphy bed" and attached book case make



for a perfect home office, gym, or additional guest accommodations. A 3 piece bath and extra storage complete this level. Other special features include central air conditioning, pot lighting in Great Room, kitchen and basement, wired for Rogers or Telus connection, TV mounting hardware, pet proof mesh on patio door screen and insulated and drywalled double attached garage. Situated in a quiet enclave this location offers great access to parks and pathways, schools, major transportation routes Seton YMCA, and the south Health Campus. Don't miss this opportunity to own a piece of luxury in the Bordeaux of Cranston where upscale living meets the comforts of home. Schedule your private viewing today!

Built in 2006

Essential Information

MLS® #	A2167721
Price	\$564,900
Sold Price	\$555,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,612
Acres	0.06
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	25 Cranleigh Heath Se
---------	-----------------------

Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E5

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Granite Counters, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 2nd, 2024
Date Sold	December 3rd, 2024
Days on Market	62
Zoning	M-1 d75
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.