



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

23 Cranleigh Mews SE
Calgary, Alberta

MLS # A2247839



\$919,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

Welcome to this beautifully maintained and professionally updated home , perfectly situated in a quiet cul-de-sac just steps from the breathtaking trails of Fish Creek Park. Offering over 2,000 square feet of thoughtfully designed living space, this property blends charm, comfort, and modern upgrades in one of Calgary's most desirable settings. The landscaped yard is a true retreat, featuring lush perennial gardens, a pear tree, and a cherry tree—creating a private and colourful backdrop to enjoy through every season. Inside, the main floor immediately welcomes you with warmth and character. Brand-new engineered hardwood floors run throughout, leading to a unique Scotch room showcasing authentic 1910 Chicago brick and custom built-ins—a perfect spot to unwind or entertain. The renovated kitchen is a standout, designed for the cook and entertainer alike, featuring a gas stove, double oven, and plenty of workspace for preparing and serving meals. The adjoining living area, complete with a cozy fireplace, creates a natural gathering place for family and friends. Upstairs, the generous primary suite offers a walk-in closet and a beautifully renovated ensuite complete with a walk-in shower and a relaxing bathtub—perfect for unwinding at the end of the day. Two additional bedrooms and a well-appointed main bathroom complete this level, offering plenty of flexibility for a family, guests, home offices, or hobbies. The fully finished basement provides even more living space, including a large media area, a full home gym or entertainment area, an additional bedroom, a full bathroom, and a wine cellar with extra storage. Recent upgrades include a new furnace, hot water tank, and air conditioning, and the home is also pre-wired for a Tesla charging station. Whether you're looking for a place to host friends, work from home in style, or

simply enjoy a peaceful lifestyle with nature just outside your door, this home delivers. Move-in ready and located close to schools, parks, pathways, skating rink and community centre, and all amenities—this is a property you’ll be proud to call your own.