



**GRASSROOTS**  
REALTY GROUP

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**29 CRANLEIGH Park SE**  
**Calgary, Alberta**

**MLS # A2287392**



**\$874,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,176 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garba

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Shed, Electric Blinds, Venetian Blinds, Underground Sprinklers, Alarm System with contract, 2 TV Wall Mounts, Cabinetry in Garage, Heater in Garage, 2nd Fridge

WELCOME to this AIR-CONDITIONED 2-STOREY HOME in the PRESTIGIOUS Community of CRANSTON w/MOUNTAIN VIEWS, offering 2,176.38 Sq Ft of ABOVE GRADE Living Space w/3 BEDROOMS, 2.5 BATHROOMS, an OVERSIZED HEATED DOUBLE ATTACHED GARAGE, + an UNFINISHED Basement w/ENDLESS POTENTIAL on a BEAUTIFULLY LANDSCAPED 5,446 Sq Ft LOT!! This property blends COMFORT, FUNCTIONALITY + TIMELESS DESIGN in a QUIET, FAMILY-FRIENDLY location. From the moment you arrive, the CHARMING Curb Appeal + WELCOMING Front Entry create a lasting first impression, while inside, 9&rsquo; CEILINGS, LARGE WINDOWS, + an OPEN-CONCEPT Layout w/Wide Plank European Oak Flooring fill the home w/NATURAL LIGHT + create a BRIGHT, INVITING atmosphere throughout. Off the Foyer is a FUNCTIONAL DEN/OFFICE complete w/CUSTOM BUILT-IN Cabinetry + Desk space, making WORKING FROM HOME both practical + stylish. The SPACIOUS Living Room is ELEVATED by a SLEEK GAS FIREPLACE w/Imported Porcelain Tile + SafeSurface Glass, creating the PERFECT place to unwind or entertain guests. The Dining Area comfortably accommodates FAMILY gatherings + flows seamlessly to the OUTDOOR TREX DECK + PATIO, EXTENDING your living space into the PROFESSIONALLY LANDSCAPED backyard. The Kitchen truly acts as the HEART of the HOME feat. QUARTZ Countertops, a CENTRAL ISLAND w/WATERFALL Edge, TILED Backsplash, CORNER Pantry, + HIGH-END Appliances including a FRIGIDAIRE Refrigerator + Professional 5 Burner GAS Stove, BOSCH Dishwasher, + a DUAL TEMP BUILT-IN Beverage Fridge in the Island. The adjacent Mudroom + Laundry Area offer CUSTOM BUILT-IN STORAGE + direct access to the OVERSIZED HEATED

GARAGE, complete w/EPOXY Flooring, CUSTOM Cabinetry, + Overhead Storage. The staircase leads to the UPPER LEVEL feat. a BRIGHT + AIRY BONUS ROOM w/VAULTED CEILINGS, making it PERFECT for Movie Nights, a Play Area, or relaxing FAMILY time. The Primary Bedroom serves as a PEACEFUL RETREAT complete w/a WALK-IN CLOSET + a SPA-INSPIRED 4 PC ENSUITE feat. a SOAKER TUB + SEPARATE SHOWER. The 2nd + 3rd GENEROUS-SIZED BEDROOMS, along w/another 4 PC Bathroom, complete the Upper Level. The UNFINISHED Basement provides OVER 900 Sq Ft of ADDITIONAL SPACE ready for your FUTURE VISION &mdash; whether that includes extra Bedrooms, a HOME GYM, MEDIA ROOM, or additional ENTERTAINING SPACE. Step outside + EXPERIENCE the BEAUTIFULLY DESIGNED BACKYARD OASIS feat. a LARGE TREX DECK, PATIO, BBQ GAS LINE, UNDERGROUND SPRINKLERS, + WIRED Yard + Deck Lighting. The OUTDOOR SPACE is PERFECT for SUMMER BBQs, entertaining FRIENDS, or simply relaxing in your PRIVATE RETREAT. Additional upgrades include HUNTER DOUGLAS Roller Shades, WIRED Sound throughout, a NEW FURNACE + NEW WATER SOFTENER (2025), a NEW HOT WATER TANK (2024), NEW Garage Door, + UPDATED Lighting throughout the home. Residents enjoy access to PARKS, PLAYGROUNDS, WALKING/BIKE PATHS, TENNIS COURTS, + the COMMUNITY CLUBHOUSE while remaining close to Shopping, Restaurants, + major roadways for an EASY COMMUTE!!