



GRASSROOTS
REALTY GROUP

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29 CRANLEIGH Park SE
Calgary, Alberta

MLS # A2287392



\$835,000

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

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

****OPEN HOUSE SAT June 20 from 2-4PM ** OVER \$100,000 IN QUALITY UPGRADES + RENOVATIONS** define this **IMMACULATE AIR-CONDITIONED 2-STOREY HOME w/MOUNTAIN VIEWS**, ideally situated just **STEPS FROM THE RIDGE!!!** Featuring 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**, all on a **BEAUTIFULLY LANDSCAPED 5,446 Sq Ft LOT**. This stunning 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, **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 + Safe Surface 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 — 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/WATER SOFTENER 2025/ HOT WATER TANK 2024/Garage Door, + UPDATED Lighting throughout the home. Enjoy parks, playgrounds, bike paths, tennis courts, + a community clubhouse near shopping, dining, + major roads!!