



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**35 Cranleigh Drive SE
Calgary, Alberta**

MLS # A2294804



\$709,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to your new home in the heart of Cranston! Offering over 2,100 sq ft of well designed living space, this home presents an incredible opportunity to personalize and add value in one of Calgary's most sought after communities. You are welcomed by a vaulted front entry that creates a bright and open first impression. The main floor features hardwood and granite finishes, a spacious kitchen with a central island and ample counter space, and a functional layout that flows into the inviting living room with a cozy gas fireplace. A convenient mudroom adds everyday practicality for busy families. Upstairs, you'll find three generous bedrooms and 2.5 baths, including a large primary suite complete with a walk-in closet and ensuite. Elegant iron spindle railings add a timeless architectural touch throughout the home. The basement is undeveloped and ready for your vision, whether you're looking to expand your living space or create a custom design tailored to your needs. While the home would benefit from some updates and cosmetic improvements, it offers solid bones, a fantastic layout, and exceptional potential for the right buyer to make it their own. The double attached garage provides ample parking and storage. Located just steps from Cranston's schools, parks, pathways, skating rinks, and community centre, and close to shopping, South Health Campus, and the YMCA. Nature lovers will appreciate the nearby wetlands, Bow River, Fish Creek Park, and Cranston Ridge. Quick access to Deerfoot and Stoney Trail makes commuting easy. A great opportunity to get into a premium location and build equity don't miss your chance to unlock the full potential of this home. House needs alot of TLC.