



**143 Cranleigh Gardens SE  
Calgary, Alberta**

**MLS # A2307410**



**\$785,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,484 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Back		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

Welcome to this exceptional executive bungalow offering nearly 2,000 sq. ft. of total developed living space, located in the sought-after community of Cranston. Proudly owned by the original owners, this beautifully maintained home is presented in showhome condition, reflecting a care and pride of ownership throughout. A spacious, welcoming foyer leads into the heart of the home—a well-appointed gourmet kitchen featuring ample cabinetry, generous workspace, and an ideal layout for both everyday living and stylish entertaining, a blend of elegance and functionality. The adjoining living room filled with a wall of windows giving plenty of natural light is anchored by a stylish three-way fireplace, creating a warm and inviting atmosphere, designed for refined yet comfortable living. Private entrance to a spacious primary bedroom complete with a luxurious 5-piece ensuite, including dual vanities, a relaxing bathtub, a walk-in shower, and a generous walk-in closet designed for both comfort and convenience. Just by the entrance conveniently located is a room that could be used as a formal dining room or for the office. The partially developed basement offers excellent additional living space, including a large bedroom with its own full ensuite bathroom, along with expansive space ready to be customized into a sophisticated lower-level retreat tailored to your needs. Step outside to your private backyard with desirable southwest exposure—perfect for soaking in sun-filled afternoons and enjoying warm summer evenings. Property is ideally situated near picturesque ravines and scenic walking pathways, this home offers a perfect balance of elegance, comfort, and future potential in one of Calgary’s most desirable communities.