



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**109 Cranleigh Place SE**  
**Calgary, Alberta**

**MLS # A2309014**



**\$749,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, On St		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Gazebo, Level, Low Maintenance Landscape, Private		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Natural Gas Firetable, Gazebo, BBQ, Basement Fridge, Water Softener.

\*\*\*OPEN HOUSE\*\*\* Saturday June 20 from 12:00pm - 3:00pm Tucked away on a quiet cul-de-sac in an exclusive enclave of villas in Cranston, this stunning semi-detached luxury home with NO CONDO FEES, offers the perfect blend of elegance, comfort, and low-maintenance living. Boasting 2,139 sq ft above grade plus a beautifully finished basement, along with central air conditioning and a double attached garage, this home is designed for both everyday comfort and effortless entertaining. Step outside to your private backyard retreat&mdash;fully landscaped with mature trees for exceptional privacy, maintenance-free artificial turf, and your own putting green. Enjoy summer evenings on the two-tier deck with PVC tile, complete with a gazebo, natural gas fire table, and built-in gas BBQ&mdash;everything you need for outdoor living at its finest. Inside, you&rsquo;re welcomed by 9&rsquo; ceilings on both the main floor and basement in this meticulously maintained home, creating a bright, open feel throughout. The central fireplace anchors the main living space, while the chef-inspired kitchen features crisp white cabinetry, granite countertops, a gas stove, stainless steel appliances, and a beverage cooler. A spacious dining area and durable engineered Hardwood flooring complete this thoughtfully designed level. Upstairs, the expansive primary retreat offers a true escape, complemented by a luxurious ensuite with a 5&rsquo; glass shower, soaker tub, dual vanities, and a massive walk-in closet. A large bonus room provides flexible living space, while the second and third bedrooms are impressively sized&mdash;perfect for family or guests. The fully finished 826 sq ft basement adds even more versatility, featuring a generous recreation room, TV lounge area, and an additional fridge&mdash;ideal for entertaining or extended family living. Finished with

a timeless stucco exterior, this home delivers a rare opportunity to own in one of Cranston's most desirable villa settings—where lifestyle and luxury meet seamlessly. Located in the vibrant riverside district of Cranston, residents enjoy access to Century Hall, scenic walking paths along the Bow River, parks, and year-round amenities. With quick access to Stoney Trail and just minutes to South Health Campus, plus nearby shopping, restaurants, and schools, this location offers the perfect balance of nature, convenience, and connected living.