



**83 Cranleigh Common SE
Calgary, Alberta**

MLS # A2309850



\$997,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,594 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Gazebo, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

One of the most impressive and spacious homes available in Cranston, offering an exceptional 4+2 bedroom layout at outstanding value. Recent updates include a new hot water tank, new roof, and fresh paint throughout, along with air conditioning to keep you comfortable during the summer months. This beautifully crafted Cedarglen custom-built two-storey is perfectly positioned on a premium corner lot across from a children’s park, with stunning city skyline and mountain views enjoyed throughout the home. A soaring vaulted foyer welcomes you with rich woodwork and elegant maple hardwood flooring. The thoughtfully designed main floor is ideal for both everyday living and entertaining, featuring a bright Great Room with a main-level electric fireplace, open dining area, and a well-appointed kitchen with shaker-style cabinetry, island, and corner pantry. Upstairs, the spacious primary retreat feels like a private getaway with a gas fireplace in the primary bedroom, a sitting area, French doors leading to a balcony with city views, and a spa-inspired ensuite with corner jetted tub. Secondary bedrooms are generously sized and filled with natural light. The fully developed basement adds exceptional flexibility with two additional bedrooms, a full bathroom, and a large recreation room—perfect for family gatherings or entertaining. Ideally located close to schools, parks, and Fish Creek Park, this is a home that truly stands out in today’s market.