



GRASSROOTS
REALTY GROUP

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125 Cranleigh Park SE
Calgary, Alberta

MLS # A2312440



\$850,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,479 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

This EXCEPTIONAL two-story residence is situated on a quiet, highly sought-after street in the desirable community of Cranston Ridge, offering an ideal blend of scale, luxury, and modern functionality. Boasting 2,478 square feet of refined above-ground living space, this meticulously maintained property features four bedrooms, three and a half bathrooms, and a fully finished lower level. An impressive EXECUTIVE exterior showcases an exposed aggregate driveway leading to a grand, vaulted entrance that sets an elegant tone upon arrival. The main floor features an expansive, light-filled layout with high ceilings throughout, highlighted by a spacious open-concept kitchen beautifully appointed with premium granite countertops, a large central island, stainless steel appliances, and a substantial walk-in pantry. Perfect for remote work or study, the main level also includes a dedicated executive office. The entire home is equipped with a premium integrated audio system featuring in-ceiling speakers throughout the living spaces. Upstairs, the bright and spacious design carries through the primary suite and additional bedrooms, while the professionally developed basement adds versatile recreational space. Outside, the property features a nice, private deck perfect for quiet relaxation or outdoor dining. Complete with top-tier mechanical upgrades to ensure year-round comfort—including dual furnaces, central air conditioning, and a built-in underground sprinkler system—this impeccably cared-for home represents an outstanding market opportunity in a prime location just steps from scenic ridge pathways.