



**92 Cranleigh Close SE
Calgary, Alberta**

MLS # A2324885



\$925,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

TRIPLE ATTACHED GARAGE | CUL-DE-SAC | OVER 3,000 SQ. FT. OF DEVELOPED LIVING SPACE | EXTENSIVELY UPGRADED!
Welcome to this beautifully maintained family home featuring 3 spacious bedrooms, 2.5 bathrooms, a huge bonus room, and a newly renovated basement (2026) offering a large recreation/family room with rough-in plumbing for a future bathroom. The open-concept main floor showcases a stunning kitchen fully renovated in 2022 with premium granite countertops, custom cabinetry, newer appliances, and a built-in reverse osmosis (RO) water filtration system. The kitchen flows seamlessly into the dining area and inviting living room with a cozy gas fireplace, while the front flex room provides the perfect space for a home office, formal dining room, or sitting area. Upstairs, the spacious primary retreat features a 5-piece ensuite with dual sinks, a soaker tub, separate shower, and tile flooring. Both the upper level and basement are equipped with built-in sound systems, creating an exceptional entertainment experience. Additional upgrades include a high-efficiency furnace (2022), fresh interior paint—including the ceilings (2022)—and a meticulously maintained central air conditioning system serviced every other year. Custom built-in shelving in both the basement and the triple attached garage provides exceptional storage and organization. The beautifully landscaped backyard has been thoughtfully upgraded over the years, creating the perfect outdoor space for relaxing and entertaining. Ideally located in a highly desirable community close to schools, parks, shopping, and major roadways, this move-in-ready home offers the perfect combination of space, thoughtful upgrades, and an unbeatable location. Pride of ownership is evident throughout. Don't miss this exceptional opportunity!