



**GRASSROOTS**  
REALTY GROUP

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**214 Cranleigh View SE**  
**Calgary, Alberta**

**MLS # A2325824**



**\$899,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,333 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Premier Cranston living, a mere steps from the ridge with nature at your door step. Offering 2,333 SF of above grade living space and lovely curb appeal with its distinctive archway entrance accented by mature evergreens. Step inside to the spacious foyer with soaring 2 storey height ceilings, engineered hardwood flooring throughout, chic light fixtures and an abundance of natural light. The dining room showcases a feature wall, leading to the Chef's kitchen with large center island, solid wood cabinetry, quartz countertops, stainless steel appliances and walk-in pantry. A breakfast nook gives access to the expansive deck and beautifully landscaped and lush backyard while the living room, with cozy gas fireplace, enjoys wall to wall windows to take in all seasons. A home office with built-in desks, powder room and mud room complete this space. Ascend the gorgeous staircase where you will find an over-sized primary suite with a walk-in closet and a 5 piece spa-like ensuite with Jacuzzi tub, separate shower and double vanity. You will also find 2 additional bedrooms (each with their own walk in closet), a 4 piece bathroom and a conveniently located laundry room here. The basement is partially developed with the framing and some dry wall allowing for a 4th bedroom, bathroom and family room. Don't overlook the central AC for those hot summer days and rare OVER-SIZED, heated double garage (21'x26.5'). Located within walking distance to schools and minutes to shopping, highway access and Cranston Community Association with year where you can enjoy year around activities. This home is a must see!