



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

92 Cranleigh Close SE
Calgary, Alberta

MLS # A2332085



\$899,900

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 | QUIET CUL-DE-SAC | EXPANSIVE PIE-SHAPED BACKYARD | OVER 3,000 SQ. FT. OF DEVELOPED LIVING SPACE | \$100,000+ IN UPGRADES More than a house, this is a home designed for real family life?space to gather, room to grow, and a layout that works beautifully every day. At the heart of the home is the extensively renovated kitchen, completed in 2022 with premium granite countertops, custom cabinetry, new appliances, and a bright open-concept design that flows naturally into the dining area and living room. Whether it is a quiet family dinner, a weekend gathering, or a holiday celebration, this space feels warm, connected, and welcoming. A cozy gas fireplace adds comfort, while the front flex room is ideal for a home office, reading room, playroom, or formal sitting area. Just beyond the main living area, the exceptionally large pie-shaped backyard offers a rare amount of outdoor space?perfect for children to play, gardening, summer entertaining, or creating your own private retreat. Upstairs, the spacious primary bedroom features a large ensuite with dual sinks, a soaker tub and separate shower. The secondary bedrooms include upgraded closet organizers with additional drawers and hanging space, while the generous bonus room provides flexible space for movie nights, playtime, work, or relaxation. The newly renovated basement, completed in 2026, adds a large recreation and family room with rough-in plumbing for a future bathroom. Built-in storage in the garage and basement furnace room provides practical space for tools, sports equipment, and seasonal items. Additional updates include a high-efficiency furnace, fresh interior paint, air conditioning, and built-in sound systems on the upper level and in the basement. Tucked into a quiet Cranston cul-de-sac, this home is close to schools, parks, playgrounds, walking

and cycling paths, and the Bow River. Cranston residents also enjoy year-round community activities, including summer splash park days, winter skating, farmers' markets, Stampede celebrations, and other family-friendly events. With its rare triple garage, beautifully upgraded kitchen, open layout, large backyard, flexible living spaces, and welcoming community lifestyle, this is a home made to be lived in and enjoyed.