



GRASSROOTS
REALTY GROUP

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41 Cranleigh Park SE
Calgary, Alberta

MLS # A2333830



\$1,519,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,033 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None		

Perched on the ridge and backing onto parkland overlooking the Bow River, this exceptional custom-built walkout bungalow offers breathtaking views of the Bow River Valley and the Rocky Mountains from nearly every room. Originally built for the owner of Beattie Homes, this expertly crafted residence combines timeless design, outstanding craftsmanship, and an unbeatable location just steps from Fish Creek Provincial Park and the extensive Bow River pathway system. Set on professionally designed, award-winning landscaped grounds, the property was the recipient of the 2008 Landscape Alberta Award of Excellence for Landscape Construction. Beautifully illuminated landscape lighting highlights the home's impressive stonework and mature gardens, while the fully irrigated yard features a charming pergola, fire pit, and lush greenery, creating a private outdoor retreat for relaxing or entertaining. Inside, stunning hardwood flooring flows throughout the main level, where expansive windows frame the spectacular scenery. The gourmet chef's kitchen is designed to impress, featuring a massive one-piece granite island, granite countertops, a gas cooktop, built-in convection oven and microwave, a walk-in pantry, and a bright breakfast nook perfectly positioned to capture the incredible views. The spacious living room is surrounded by windows and centered around by a two-sided fireplace, creating a warm and inviting atmosphere for everyday living and entertaining. The main-floor primary retreat offers a spacious walk-in closet and a luxurious spa-inspired 6-piece ensuite complete with a deep soaker tub, dual vanity, and beautiful natural views. A private main-floor office with custom built-ins provides an ideal workspace for working from home. The fully finished walkout lower level is designed for both entertaining and comfortable family living. Enjoy movie

nights in your dedicated home theatre, unwind in the generous recreation areas, or accommodate family and guests with two additional bedrooms and two full bathrooms. Premium finishes throughout include heated floors, elegant slate flooring, and an integrated sound system wired throughout the home. Additional upgrades and features include central air conditioning, a high-efficiency furnace, a reverse osmosis water filtration system, a security system, a new KitchenAid refrigerator (2022), new washer and dryer (2025), and a security door (2021), reflecting the exceptional care this home has received over the years. Step directly from your backyard onto the Bow River pathway network and enjoy more than 100 kilometres of scenic walking and biking trails leading through Fish Creek Provincial Park. Ideally located close to parks, excellent schools, shopping, transit, and the exclusive residents' club, this extraordinary home offers a rare opportunity to enjoy luxury living surrounded by some of Calgary's most spectacular natural beauty. Don't miss this opportunity—book your private showing today!