



GRASSROOTS
REALTY GROUP

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153 Cranleigh Bay SE
Calgary, Alberta

MLS # A2333843



\$734,988

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

This 2,185 sq. ft. family home is tucked away on a quiet cul-de-sac in the highly sought-after community of Cranston. Backing onto green space with no rear neighbours, this property checks all the boxes! 3 bedrooms up, 2.5 bathrooms, double attached garage, established and tree lined yard and so much more! An open concept main floor features a spacious kitchen with a large central island, walk-in pantry, and dining area that flows into the inviting living room with a cozy gas fireplace with built-in features. A welcoming front foyer, convenient mudroom, and main floor powder room complete the main level. Upstairs, you'll find 3 generously sized bedrooms, a large bonus room, and an upper-floor laundry room. The spacious primary retreat offers a walk-in closet and a beautifully upgraded 5-piece ensuite complete with granite countertops, dual sinks, a deep soaker tub, separate shower, and tile flooring. Additional highlights include built-in speakers, an underground sprinkler system, and a fully insulated, drywalled double attached garage with painted cabinetry and excellent storage. The unfinished basement provides over 1,100 sq. ft. of future development potential to suit your family's needs. Located close to schools, parks, playgrounds, pathways, shopping, and Cranston's outstanding community amenities, this pet-free, smoke-free home offers an exceptional opportunity to own a move-in-ready property in one of Calgary's most desirable family communities.