



GRASSROOTS
REALTY GROUP

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242 Cranleigh Place SE
Calgary, Alberta

MLS # A2341625



\$999,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow with Loft		
Size:	2,423 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Greenbelt,		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	NA		

One of a kind Home located in the highly desired community of Cranston. This home backs south onto a greenspace that connects directly with Fish Creek Park and 350 Acres of natural greenspace. Welcome to this beautifully appointed twenty-four hundred square foot Bungalow with Loft that is chock full of goodies! Some of the inclusions are hydronic infloor and furnace heating, solar panels, steam shower, gym, high vaults, huge maintenance free decks and patios, wall ovens and warming drawer, AC, epoxy garage floor, south yard backing greenspace, custom garden shed... and the list goes on! This home expertly blends elegant main floor living with a fully developed lower level perfect for entertaining or additional sleeping space. The main floor showcases soaring vaulted ceilings and lots of south windows facing windows that pour natural light thru-out the most used space of the home. A stunning double-sided see-through fireplace anchors the great room and flows through to the expansive deck beyond, creating a seamless indoor-outdoor experience. The gourmet kitchen features stainless steel built-in appliances, a warming drawer, double wall oven, generous island with granite countertops, and a walk-in pantry. There is a dining room plus a large den. The Main floor is finished off with the owners suite which includes a beautiful ensuite with air tub, oversized shower, his/her sinks and a walk-in closet. The mainfloor spills out from an oversized patio door onto a large Duradec ideal for summer entertaining and overlooking professionally landscaped grounds. The upper second floor includes a spacious second bedroom, full bathroom, and a large loft area offering flexibility for additional sleeping space, home office, or guests retreat . The professionally finished basement is an entertainer's dream, featuring a recreation room

with oversized pool table, full wet bar with granite countertops and beverage fridge, and a built-in entertainment system with projector for movie nights! A large multipurpose room with double French doors, closet, and rubber flooring currently serves as a gym but could easily convert to a third bedroom. A full bathroom with steam shower completes the space. Exterior & Garage Situated in a desirable cul-de-sac, the expansive lot backs onto green space and features a twenty-six meter wide rear boundary. The professionally landscaped yard boasts in-ground sprinklers, exposed aggregate concrete, a large patio, and a covered walkout area. The attached garage features an epoxy floor, center drain, and gas line for future heater.