



GRASSROOTS
REALTY GROUP

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161 Cranleigh Bay SE
Calgary, Alberta

MLS # A2345363



\$799,583

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 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:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: Gazebo, shed, TV mount, wooden shelves in utility room, gemstone permanent exterior lighting, one garage remote,

Welcome to this beautifully maintained home on a quiet Cranston cul-de-sac, offering exceptional curb appeal with lush landscaping, an elegant aggregate driveway and front steps, permanent Gemstone lighting, stacked stone accents, and a double attached garage, insulated and drywalled, with a side door. Step inside to a welcoming foyer that flows into a formal dining room, leading seamlessly into a stunning chef's kitchen, breakfast nook, and living room, an ideal layout for both everyday living and entertaining. A dramatic vaulted ceiling rises the full two storeys across the entire back of the home, over the living room, kitchen, and nook, with the upper landing looking down over all of it. The living room impresses with huge windows and a cozy gas fireplace framed by a stone surround, while the kitchen is a true showstopper, boasting a large island with breakfast bar, a glass-door pantry, elegant granite counters, abundant storage, a gas cooktop, and a built-in wall oven. The sunny breakfast nook, filled with large windows, opens directly to the back deck for effortless indoor-outdoor living. The recently expanded deck is large, with a privacy screen and a hard-top gazebo. Step down into a private backyard oasis, where the owners have added extensively to the landscaping, with trees and stone-edged flower beds wrapping the yard, a level lawn, and a large garden shed. Back inside, a mudroom off the hall connects to the garage, and a 2-piece main bathroom completes the main floor. Upstairs, retreat to a spacious primary bedroom that easily fits a king-size bed, complete with a luxurious 5-piece ensuite featuring a soaking tub, walk-in shower, double vanity, and a generous walk-in closet with built-in organizers. Two additional well-sized bedrooms, a dedicated work-from-home space, a 4-piece main bathroom, and a laundry room with built-in cabinetry

and a washer and dryer replaced in 2023 round out the upper level. The basement is partially finished, with a large storage room. Over \$20,000 in upgrades completed in 2025: a new furnace, new tankless on-demand hot water, new air conditioning, and a new water softener. Throughout the home, you will find a soothing neutral palette, meticulous upkeep, and an abundance of natural light streaming through large windows. Ideally located close to Cranston School with easy access to both Stoney Trail and Deerfoot Trail, this home offers the perfect blend of luxury, comfort, and convenience. Take the virtual tour, then book your private showing and come see this beautiful property for yourself.