



GRASSROOTS
REALTY GROUP

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29 Cranleigh Park SE
Calgary, Alberta

MLS # A2350259



\$835,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Insul		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub		

Heating: High Efficiency, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bathroom Rough-in, Breakfast Bar, Central Vacuum, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows

Inclusions: Some items negotiable

OVER \$100,000 IN QUALITY UPGRADES & RENOVATIONS! Immaculate, air-conditioned 2-storey home with mountain views, ideally located just steps from the ridge in a quiet, family-friendly community. Offering 2,176 sq. ft. of above-grade living space, 3 bedrooms, 2.5 bathrooms, an oversized heated double attached garage, and an unfinished basement with over 900 sq. ft. of future potential, this beautifully maintained property sits on a professionally landscaped 5,446 sq. ft. lot. Inside, 9' ceilings, expansive windows, and wide-plank European oak flooring create a bright, inviting atmosphere. A dedicated main-floor office features custom built-in cabinetry and desk space, while the spacious living room showcases a sleek gas fireplace finished with imported porcelain tile and Safe Surface glass. The open-concept dining area flows seamlessly into the stunning kitchen, complete with quartz countertops, a waterfall-edge island, tiled backsplash, corner pantry, Frigidaire refrigerator, professional 5-burner gas stove, Bosch dishwasher, and dual-temperature built-in beverage fridge. A functional mudroom and laundry area offer custom storage and direct garage access. The oversized heated garage is thoughtfully finished with epoxy flooring, sink, custom cabinetry, and overhead storage. Upstairs, a bright bonus room with vaulted ceilings provides the perfect space for movie nights or family relaxation. The primary retreat features a walk-in closet and a 4-piece ensuite with a soaker tub and separate shower. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The unfinished basement offers endless possibilities for additional bedrooms, a gym, media room, or expanded entertaining space. Step outside to your private backyard oasis featuring a large TREX deck, patio, BBQ gas line, underground sprinklers, and wired yard and

deck lighting—perfect for summer gatherings or quiet evenings outdoors. Additional upgrades include Hunter Douglas roller shades, wired-in sound throughout, updated lighting, a new furnace and water softener (2025), hot water tank (2024), and garage door. Enjoy easy access to parks, playgrounds, bike paths, tennis courts, a community clubhouse, shopping, dining, and major roadways. A truly exceptional home combining thoughtful upgrades, timeless style, and outstanding indoor-outdoor living!