

**51 Cranleigh Gardens SE**  
**Calgary, Alberta**

**MLS # A2294005**



**\$850,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Wall Mount (basement), Hood Fan, Window blinds, Water Softener (as is)		

Enter a home that seamlessly blends spacious, sunny interiors with relaxing outdoor living. Custom decor, privacy, spa-inspired features, and beautiful perimeter gardens provide a standout choice for anyone seeking a functional, yet luxurious sanctuary in the heart of Cranston. This immaculate 4-bedroom, 2.5-bathroom bungalow, with nearly 2900 sqft of developed living area is perfectly situated on a spacious 6675 sqft pie lot just steps from Cranston Ridge, mountain views and the Bow River pathways. Designed throughout for comfort and functionality, you'll first step up to a generous formal dining area or versatile front room. The main living space features rich Brazilian cherry hardwood flooring and an open-concept layout that flows into a finely appointed kitchen. This chef-inspired space is anchored by updated granite countertops and a massive island, complemented by premium Bosch appliances and a spacious corner pantry. The adjacent eating area and living room includes a cozy gas fireplace, walking directly out to an elevated deck - two steps down to a meticulously manicured and landscaped back yard. The primary bedroom suite offers ample space for a king-sized bed, with a large walk-in closet, and a spacious recently-renovated 5-piece ensuite complete with a dual vanity and jetted tub. A second bedroom on the main floor provides the perfect layout for a dedicated home office or den. Practicality is found in the tiled main landing, which includes a 2-piece powder room and a large laundry room, entering from the attached double garage featuring a new garage door. The fully developed lower level adds another 1266 sqft of developed living space, starting with a massive recreation room, highlighted by new marble floor to ceiling fireplace and a convenient wet bar for entertaining or peaceful relaxation. This level includes a sunny large third

bedroom that shares a convenient 4-piece Jack and Jill bathroom, with a functional 4th bedroom space. The bathroom features a custom Finnish cedar wet sauna, providing a full spa experience. Outdoor living is the true highlight, featuring a large private yard anchored by a spacious deck that steps down to a custom stone patio, all surrounded by beautiful perimeter gardens, including apple and other fruit trees and flowering bushes. The expansive pie lot also allows room for a future RV pad alongside the house and includes a spacious shed. Located close to the City pathway system, schools, and Cranston's community amenities, your next home offers a priceless combination of light, space and quality finish in one of Cranston's most desirable locations.