

42 Cranleigh Manor SE  
Calgary, Alberta

MLS # A2255053



**\$900,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | 2 Storey                                                        |               |                   |
| <b>Size:</b>     | 2,511 sq.ft.                                                    | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                          |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Environmental Reserve, Landscaped, Views |               |                   |

|                    |                                                                      |                   |     |
|--------------------|----------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, 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>   | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home |                   |     |

**Inclusions:** N/A

Elevate your lifestyle in this executive-style residence, where classic design meets unparalleled convenience. Perfectly positioned on a corner lot directly across from Fish Creek Ridge, this home offers a daily connection to nature with immediate access to walking and biking trails. Step inside to a stunning and sophisticated interior, defined by an elegant, open staircase that serves as the home's centerpiece. The main floor features an open-concept layout, seamlessly connecting the formal dining room at the front with a sunlit living room and a gourmet kitchen. This chef's space is a masterpiece of design, boasting extensive white cabinetry, high-end stainless and black appliances, and exquisite granite countertops. The entire main floor is unified by newly refinished hardwood floors, creating a seamless flow of warmth and elegance. A private den, a convenient half-bath, and a dedicated laundry room complete this level. The upper floor is a sanctuary of refined living. A beautiful bonus room, featuring a newly finished fireplace, provides a perfect retreat. French doors open to a private balcony, offering gorgeous, unobstructed views of Fish Creek. The primary suite is a true escape, with a walk-in closet expertly organized by California Closets and a luxurious four-piece ensuite. Two additional spacious bedrooms and another well-appointed four-piece bathroom provide comfort for family and guests. The fully finished basement adds extensive living space, including a large family room with a cozy gas fireplace, a versatile bedroom with a built-in Murphy bed, a three-piece bathroom, and a meticulously finished storage area. Outside, the beautifully landscaped backyard is an entertainer's dream, featuring a deck, a stone patio, a storage shed, and a dedicated space for RV parking. With central air conditioning and impeccable maintenance throughout, this

home is a testament to quality. The front double attached extra long garage keeps your vehicles free from the elements. Its prime location offers effortless access to Deerfoot and Stoney Trail, top-tier schools, premier shopping, and a vibrant community, all within a setting of breathtaking natural beauty. This home offers a valuable opportunity to add a separate entrance for a potential legal suite, architectural drawings can be provided upon request.