

107 Cranleigh Manor SE
Calgary, Alberta**MLS # A2215306****\$834,900**

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,399 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Greenbelt, Interior Lot, Irregular Lot, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this renovated and well-maintained estate home with 4 bedrooms, 3.5 bathrooms, 1 den and 1 bonus room over 3000 sq ft finished living space located in the big and popular southeast community of Craston. Open the front door, your eyes are immediately drawn to the 9’ ceilings with built-in speakers, a spectacular grand staircase with new carpet and a skylight that leads to the upper floor, solid fresher oak hardwood flows throughout the main floor, a dream dining room with a custom built-in dry bar, an upgraded rustic double-sided fireplace bringing warmth and charm to the main floor in the winter time, a great room with new hardwood floor and large windows toward a nice landscaped backyard, an adjacent kitchen featuring an island , nice ample cabinetry, tiled backsplash, corner windows, a convenient corner pantry, and stainless steel appliances and a spacious study room or an office with elegant French doors allowing you to skip the commute to work and embrace the home office lifestyle. Main floor also includes a laundry room leading to the Garage, a 2-piece powder room and a backyard door leading into basement or out to the barbecue deck. Upstairs provides new thorough plank flooring, a primary bedroom with a walk-in closet and an executive ensuite with a jetted tub and a separate shower, two other good size bedrooms, a 4-pc family bathroom and a bonus room with a vaulted ceiling and large windows towards backyard with green space and west stunning views of pathways and Rocky Mountains. Finished basement with 9’ ceiling and built-in speakers offers a workout room or bedroom with nice tile floor, a large rec room with new carpet floor and a wet bar area with wine fridge, and a third 3-pc full bathroom. It is an ideal place for movie night or relaxing time with family and friends. The outdoor with years of meticulous design and

landscaping features a barbecue deck with views of green space and rocky mountain, low maintenance landscaping in front and back yards with flower and rock gardens, concrete sidewalk, and a fire pit with concrete patio. You could relax and enjoy this oasis in the summertime with family and friends without watering and doing mower lawn. This stunning house is just step away from a mountain view ridge pathways for walking and biking, parks, and schools. Cranston Community provides a private club house including sports courts, spray park and skating rink and more. Minutes driving to restaurants, shopping, South Health Campus hospital as well as the world's largest YMCA. Easy access to Stoney and Deerfoot Trail to city wide areas. Book your own showing now!