

**113 Cranleigh Bay SE**  
**Calgary, Alberta**

**MLS # A2185947**



**\$809,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,393 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Electric fireplace in the basement, pergola and awning on the rear deck.

Welcome to this stunning home in the highly sought-after community of Cranston. With over 3,300 sq ft of beautifully designed living space, this spacious 4-bedroom, 3.5-bathroom residence offers both style and functionality. Situated on a peaceful, tree-lined street near the ridge, this home backs onto lush green space and a playground, making it the perfect setting for families. The home's curb appeal is exceptional, featuring durable stucco, brick accents surrounding the double-attached garage, expansive windows, and a new roof (2023). As you step inside, you'll be welcomed by an impressive, open-to-above foyer that flows seamlessly into a versatile front flex room—ideal for a home office, formal dining room, or guest space. Recent updates include stunning luxury vinyl plank flooring throughout and an abundance of natural light pouring in from the West-facing windows. The heart of the home is the fully renovated kitchen, complete with a spacious central island with ample storage, sleek quartz countertops, modern appliances, and a corner pantry for all your culinary needs. The open-concept design effortlessly connects the kitchen to a generously sized dining area, perfect for hosting large family gatherings. Step outside to your private backyard oasis featuring a large deck with a pergola, offering the ideal spot to relax or entertain. The main floor also features a cozy living room with a gas fireplace, a convenient 2-piece bathroom, and a mudroom with additional storage and easy access to the garage. Upstairs, the primary bedroom is a tranquil retreat, with an expansive 5-piece ensuite that includes a deep soaker tub, oversized shower, dual sinks, a w/c, and a walk-in closet. The spacious bonus room is an ideal space for family movie nights or casual gatherings. The upper level also includes a well-appointed laundry room, two additional

generously sized bedrooms, and a 4-piece bathroom. The fully finished lower level offers even more living space with a large recreation room, a fourth bedroom with a walk-in closet, a 3-piece bathroom and additional storage. Recent upgrades to the home include two furnaces, two A/C units, a new dryer, water softener, and hot water tank&mdash;ensuring comfort and peace of mind. Located in a family-friendly neighbourhood, this home is just minutes away from schools, parks, playgrounds, shopping and provides easy access to major roadways. Don&rsquo;t miss the opportunity to make this exceptional property your own&mdash;book your private showing today!