

\$1,575,000 - 200 Cranleigh Terrace Se, Calgary

MLS® #A2215970

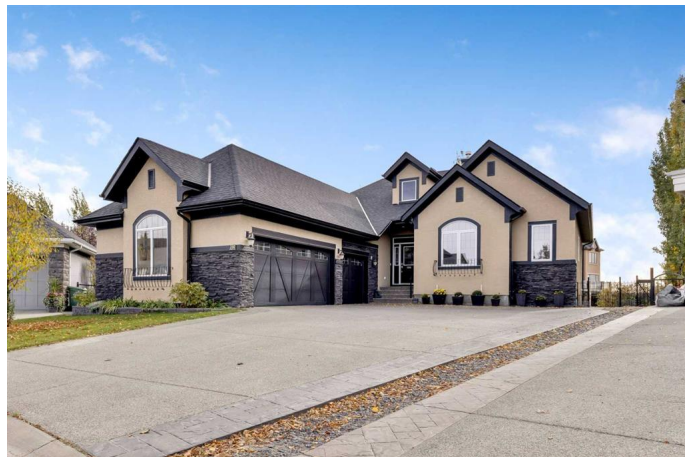
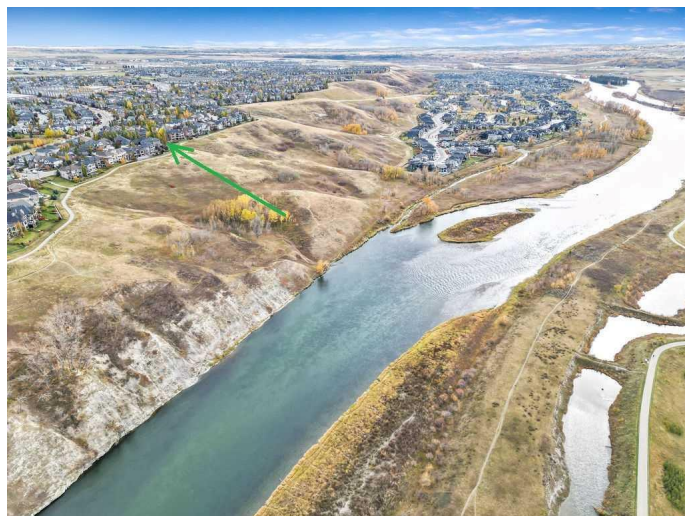
\$1,575,000

4 Bedroom, 4.00 Bathroom, 1,902 sqft

Residential on 0.26 Acres

Cranston, Calgary, Alberta

****OPEN House Saturday May 10-2-4 pm
plus plus May 11 Sunday 1-3 pm****
WALKOUT Executive BUNGALOW - just steps
from the**RIDGE** in Cranston. Almost 4,000
sq ft developed, OVERSIZED **HEATED**
TRIPLE GARAGE on a 10,000 square
foot corner lot, located on quiet CUL_DE_SAC
with a HUGE SOUTHWEST PIE lot
overlooking FISH CREEK PARK,
MAGNIFICENT VIEWS of the BOW RIVER,
Blue Devil Golf Course & the ROCKY
MOUNTAINS all this presented by the Original
Owners. MAIN LEVEL FEATURES: a
CURVED OPEN RISER STAIRCASE (a
Master Piece in itself), gorgeous hardwood
flooring, GRANITE package throughout, Chef's
GOURMET KITCHEN, UPGRADED Stainless
Steel appliances, huge functional kitchen
island, GAS stove, soaring 14 foot ceilings
throughout the main floor. The OPEN
CONCEPT KITCHEN & Eating area is large
enough to easily accommodate 20 family
members PLUS friends. Separate formal
DINING ROOM, ENSUITE: SEPARATE
SHOWER, 6 foot SOAKER AIR/JET tub & 2
Sinks and of course HEATED tile Flooring.
Just off the kitchen EATING AREA is an
amazing 25' DECK with an AWNING and
a natural gas line for your BBQ. LOWER
LEVEL FEATURES: WALKOUT LEVEL,
HEATED floors((This is where Luxury meets
Comfort)) on the ENTIRE LOWER LEVEL
including the Bathroom- ensuring the warmest
of toes, another 2 bedroom PLUS on this



WALKOUT level, Family Room/REC Rm, (Separate Private Entrance where you can Walk/Bike right out onto Fish Creek Park) There are built-in speakers throughout the home allowing you to stream your favourite music. All the window coverings have been upgraded. YARD features: spacious Sunny SOUTHWEST backyard, irrigation system for this gorgeous PIE LOT- (situated at the top of the Cul-de-Sac), mature trees, BBQ Gas Line.

A private lot while giving you the very best in privacy while taking advantage of the breath taking VIEWS of the BOW RIVER, Rocky MOUNTAINS & FISH CREEK PARK. The Original Owners of this home have meticulously maintained and cared for this gorgeous home plus it's in absolute first class SHOWHOME condition throughout and with no kids, in this non-smoking home. And VERY important- a HEATED GARAGE and HEATED floors in the ENTIRE LOWER WALKOUT LEVEL. This ONE OF A KIND home truly has it all: QUALITY, LOCATION and VALUE that you will enjoy for many, many years to come. Rarely does a home of this calibre come up for sale. Don't hesitate & don't be disappointed- make this your new home- SEEING is BELIEVING and its all about the beautiful VIEWS. Phone now to book your private viewing for this much sought after - beautiful Walkout Executive Bungalow. Check, check, check, check- ALL the Boxes are checked!!! You couldâ€™t want for more. Go ahead, phone to book your private showing. You will Thank me!!

Built in 2008

Essential Information

MLS® #	A2215970
Price	\$1,575,000
Bedrooms	4

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,902
Acres	0.26
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	200 Cranleigh Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G4

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking, Clubhouse, Day Care, Game Court Interior, Playground, Park
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Bookcases, Central Vacuum, Low Flow Plumbing Fixtures, Recreation Facilities, Recessed Lighting, Wired for Sound
Appliances	Garage Control(s), Refrigerator, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer
Heating	In Floor, Central, Exhaust Fan, ENERGY STAR Qualified Equipment, Fireplace(s), High Efficiency, Hot Water, Make-up Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage
Lot Description	Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscape, Underground Sprinklers, Pie Shaped Lot, Sloped, Yard Drainage, Yard Lights
Roof	Asphalt
Construction	Brick, Concrete, Stucco, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	46
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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