



## 189 Cranleigh Terrace Calgary Alberta

\$1,099,900

Open House Saturday September 21 1-3 pm A total of almost 4,500 sq. ft. of developed living space in this amazing upscale home in an excellent cul-de-sac location only steps to the ridge in the estate area of Cranston! This 5-bedroom home (could easily become 6) offers the best luxury living while still offering spaces for a busy work-from-home family. Custom-designed with elegant finishing, the open concept will take your breath away. The grand foyer greets your guests, bringing them into first-class living spaces on the main floor. Entertain family and friends in this spacious formal dining room with coffered ceilings, or relax in one of the two main floor dens styled with French doors for elegance and privacy. A dream chef's kitchen features a large island with seating for 4, upscale stainless steel appliances, a 6-burner Bertazzoni Italian cooktop, a built-in wall oven and microwave, and custom hood fan. The gracious great room boasts a two storey ceiling and a warm gas fireplace. Start your days in the sundrenched breakfast nook with access to the oversized deck. Then venture into the massive family room that awaits upstairs with oversized windows, vaulted ceilings, and partial mountain and valley views. An incredible primary bedroom, with a separate retreat, showcases a spa-inspired ensuite bath with a waterfall-fill deep soaker tub, double sinks, a separate shower, and an impressive 11'x7' walk-in closet. The walkout basement was professionally developed and finished consistent with the main levels of the home. This great living space highlights a beautiful wet bar with custom shelving, granite countertops, a wine cooler, a beverage cooler, and a dishwasher. Wide open spaces for a games area, the media room has RI wiring for 9.2 sound, an overhead projector, and a power screen recessed into the wall. Final touches include a fourth bedroom (currently being us...

Family room 19.00 Ft x 17.50 Ft

Bedroom 11.58 Ft x 12.00 Ft

Bedroom 11.67 Ft x 12.00 Ft

Primary Bedroom 16.50 Ft x 12.00 Ft

Other 10.00 Ft x 9.58 Ft

Other 14.00 Ft x 11.08 Ft

Bedroom 16.33 Ft x 9.50 Ft

Other 19.33 Ft x 9.50 Ft

3pc Bathroom Measurements not available

Foyer 12.58 Ft x 13.33 Ft

Den 11.50 Ft x 10.58 Ft

Den 10.00 Ft x 9.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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<b>4pc Bathroom</b>	Measurements not available	<b>Dining room</b>	10.17 Ft x 12.42 Ft
<b>5pc Bathroom</b>	Measurements not available	<b>Great room</b>	14.42 Ft x 23.00 Ft
<b>Recreational, Games room</b>	10.08 Ft x 19.92 Ft	<b>Breakfast</b>	10.17 Ft x 9.67 Ft
<b>Media</b>	24.00 Ft x 9.58 Ft		