



## 40 Cranleigh Court Calgary Alberta

\$982,000

Fabulous location in the prestigious "Estates of Cranston Ridge", located 100 meters away from good schools. No neighbors directly behind you and a few steps away from miles of pathways along the Fish Creek Park ridge !! Inside of house is always bright due to southern exposure of living areas ! Although these owners have spare nothing in upgrading their beautiful home, a few upgrades have been made by the current owner - the kitchen area has been recently upgraded : cherry cabinets and counter tops in kitchen and wash rooms has been upgraded and re-painted with a kind of beautiful white colors, an existing old refrigerator in kitchen replaced with Samsung latest model of refrigerator with internet interface and dishwasher machine with the latest Bosch model. A gas cook-top replaced with the electrical type cook-top to get rid of the CO2 fumes when cooking. Old fashioned wood blinds replaced with a beautiful latest blinds. Air conditioning. Low maintenance tile flooring mixed with wood-style flooring only for living sofa area and a formal dining room and newer high-end carpets throughout. High-end appliance. Fresh paint on cabinets, stairway rails. Open plan with large great room open to the kitchen. A formal dining room & main floor den is bonus ! The sumptuous master retreat is spacious & has a full ensuite with a bubble tub, separate shower, his & her sinks & a roomy walk-in closet. Enjoy the professionally developed basement adding 2 more bedrooms, bath a flex room area plus an amazing family room featuring quality wood built-ins, wet bar & stunning theatre with surround sound. (see additional remarks). Recess area fits a 100" flat screen TV ! The cold storage area is wired for an extra freezer. Outside you'll discover a covered patio and wood-style flooring deck plus a convenient BBQ gazebo for year-round use. Raised garden beds and an automatic sprinkler ...

3pc Bathroom 9.67 Ft x 5.50 Ft

Bedroom 10.75 Ft x 12.58 Ft

Bedroom 11.58 Ft x 12.83 Ft

Family room 15.42 Ft x 14.92 Ft

Recreational, Games room 27.42 Ft x 26.58 Ft

Storage 14.25 Ft x 7.25 Ft

Dining room 10.75 Ft x 12.17 Ft

Dining room 10.08 Ft x 9.92 Ft

Kitchen 12.42 Ft x 12.67 Ft

Laundry room 4.33 Ft x 7.42 Ft

Living room 14.58 Ft x 17.92 Ft

Office 11.00 Ft x 14.75 Ft

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

Listing Presented By:



Originally Listed by:

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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Furnace

14.75 Ft x 13.50 Ft

2pc Bathroom

6.50 Ft x 5.17 Ft

5pc Bathroom

12.00 Ft x 11.00 Ft

Primary Bedroom

14.58 Ft x 22.00 Ft

Other

10.17 Ft x 5.25 Ft