



# 111 Cranleigh Terrace Calgary Alberta

\$895,000

Welcome to this fabulous 2634 sq ft home with 3 bedrooms, 2.5 bathrooms and a den. It is situated in a quiet location, steps away from the Cranston Ridge. Elegant high end finishings, gorgeous windows, and a thoughtfully designed layout were chosen by the original owners who have loved and cared for this beautiful home. The stylish den is situated just off the foyer and features custom wainscotting and charming french doors. The kitchen is stunning, warm and inviting with hardwood floors, cherry wood cabinets, granite countertops, stainless steel appliances and a large island. A delightful breakfast nook and lovely garden doors lead to a two-tier deck. The living room is open to above & includes soaring two-storey windows highlighted with modern Silhouette(R) blinds and an eye-catching ceiling height stone gas fireplace. The fireplace is shared with an elegant dining room thoughtfully positioned to allow for large family gatherings or a quiet dinner with friends.. The main floor laundry room includes a washer & dryer and a lower cabinet for storage. It is adjacent to the entrance to the attached double garage. A sophisticated 2-pc bathroom is conveniently located beside the laundry room. The elegant staircase takes you to the second level where at the top of the stairs you'll find an awesome bonus room with a vaulted ceiling and a spectacular window that fills one entire wall. The primary suite includes a large bedroom, a luxurious 5-pc ensuite with dual sinks, an elegant soaker tub with a unique tub-filler, separate shower and spacious walk-in closet. Two more generous bedrooms, a linen closet, and a lovely 4-pc bathroom with a quartz countertop complete the upper floor. Thoughtful finishing selections include 4" modern baseboards, pull open double closet doors, and wooden shelves in the pantry and closets. One of two furnaces was replaced in Dec 2020. The unfin...

Bonus Room 15.42 Ft x 19.00 Ft  
 Primary Bedroom 12.00 Ft x 16.50 Ft  
 Bedroom 12.00 Ft x 11.58 Ft  
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 5pc Bathroom 14.67 Ft x 10.00 Ft  
 Other 7.33 Ft x 10.75 Ft

Den 10.58 Ft x 10.92 Ft  
 Kitchen 9.58 Ft x 12.00 Ft  
 Breakfast 13.33 Ft x 10.50 Ft  
 Living room 18.42 Ft x 14.00 Ft  
 Dining room 13.25 Ft x 10.50 Ft  
 Laundry room 7.58 Ft x 6.00 Ft

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

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 (CENTRAL)**

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4pc Bathroom 8.17 Ft x 6.08 Ft

2pc Bathroom 5.42 Ft x 6.00 Ft