



36 Cranleigh Court Calgary Alberta

\$1,200,000

If you have been waiting for that elusive home that rarely comes on the market --the home that gets EVERYTHING right; the best looking home on the street; the one that has ALL THE FEATURES, UPDATES, AND UPGRADES; your search ends here. Perfectly positioned at the very centre back within its quiet cul-de-sac, your future home benefits not only from an incredible oversized pie lot; completely outfitted with multiple storage sheds, a massive brand new heated deck, built-in hot tub, a private fire pit area; but your south-facing backyard also boasts gorgeous mountain views, walking distance from the ridge, its walking paths vistas and close proximity to the mighty Bow River. For those craving peace, privacy, and convenience, enjoy the rare luxury of having no neighbours either directly behind you or to the west. Should you need additional temporary parking to easily load/unload your RV, or maybe parking for those extra guests staying over, park directly behind on quiet Cranleigh Gate. Moving inside, pride of ownership and a keen eye to design & detail is evident across all 3500+ sq ft of developed space. A graceful interpretation of a European-inspired, rustic-yet-modern farmhouse, this 4 bedrooms, 3.5 bathroom home is outstandingly equipped for all the needs of a growing family, including a spacious mud room, large laundry room, a generous walkthrough pantry, a large office on the main floor, to name a few. Additionally, the triple attached car garage, seldom seen within city limits, has room not only for all your vehicles, but also provides additional storage should you need it. To finalize, the fully developed basement is complete with a full size bedroom, a full bathroom, a large family room, exercise room, and a discrete, built-in wine cellar designed as a fitting nod to the old country. The list of features, updates, and upgrades (totalling in the hundreds of thousa...

3pc Bathroom Measurements not available

Recreational, Games room 12.50 Ft x 31.67 Ft

Wine Cellar 4.67 Ft x 10.58 Ft

Exercise room 10.17 Ft x 10.58 Ft

Bedroom 10.42 Ft x 11.83 Ft

Furnace 112.17 Ft x 10.25 Ft

Kitchen 13.25 Ft x 14.25 Ft

Office 11.00 Ft x 14.00 Ft

Laundry room 6.83 Ft x 16.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.08 Ft x 19.25 Ft

Bedroom 10.33 Ft x 11.00 Ft

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Listing Presented By:



Originally Listed by:
eXp Realty

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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Other 5.58 Ft x 11.17 Ft
Living room 14.00 Ft x 15.00 Ft
Dining room 11.42 Ft x 13.33 Ft

Bedroom 10.00 Ft x 11.00 Ft
5pc Bathroom Measurements not available
4pc Bathroom Measurements not available