



42 Cranleigh Manor Calgary Alberta

\$979,900

Located in the sought after neighborhood of Cranston, this will easily be your forever home! Great location close to Stoney Trail and Deerfoot Trail. This home welcomes you with a beautiful aggregate driveway, walkway and covered porch. The large double door way brings you into a spacious foyer with a beautiful dining room. This house has been painted from baseboards to and including ceilings! New light fixtures and electrical outlets throughout. The open concept living room and kitchen features a large island with a breakfast bar with quartz countertops. The corner pantry compliments the extensive storage space already offered. The SS stove is brand new! There is a breakfast nook with a rear door to a maintenance free deck with gas bbq hookup and gorgeous a back yard with RV parking and a shed. The main floor offers a quiet office space and main floor laundry. This home has been repainted from baseboards to ceiling. There are several skylights through out to offer a lot of natural lighting. The attic insulation has been upgraded to 20". The upper level features Sun tunnels. The bonus room offers a balcony to sip your morning java while enjoying our beautiful Rocky Mountains. You can even enjoy viewing some wildlife from across the street overlooking the natural reserve. There is also an impressive corner gas fireplace to cozy up to. The master bedroom features a large walk in closet with a brand new California Closet organizer. The ensuite is massive with a large counter space and a jetted tub. There is also a large glass shower stall. The 2nd and 3rd bedrooms are spacious and feature double door closets. Carpet is 3 yrs old. The basement of this home is completely developed. There is a spacious storage room and an open area that could easily accommodate a large pool table and entertainment area. You can easily transform an area to become a 4th bedro...

Bonus Room 18.92 Ft x 15.42 Ft
Primary Bedroom 114.33 Ft x 12.42 Ft
Other 9.83 Ft x 7.00 Ft
4pc Bathroom 10.75 Ft x 8.75 Ft
Bedroom 12.92 Ft x 9.92 Ft
Bedroom 12.92 Ft x 11.42 Ft

3pc Bathroom 12.67 Ft x 10.75 Ft
Furnace 8.67 Ft x 8.42 Ft
Living room 14.83 Ft x 14.00 Ft
Kitchen 16.83 Ft x 14.92 Ft
Dining room 12.75 Ft x 11.17 Ft
Breakfast 8.92 Ft x 6.50 Ft

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Listing Presented By:



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RE/MAX

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

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4pc Bathroom 11.00 Ft x 4.92 Ft
Family room 30.75 Ft x 13.83 Ft
Other 16.00 Ft x 14.08 Ft
Storage 7.83 Ft x 6.17 Ft

Pantry 3.92 Ft x 3.00 Ft
Foyer 8.75 Ft x 5.25 Ft
Den 8.92 Ft x 8.67 Ft