



51 Cranleigh Common Calgary Alberta

\$814,900

Welcome home to your air conditioned executive home nestled in the heart of Cranston, a short walk from the stunning ridge pathways. This unique property boasts an open-concept main floor, with vaulted ceilings, perfect for both relaxation and entertainment. The fully equipped chef's kitchen, complete with granite countertops and stainless steel appliances, including the cooktop, built-in stainless steel oven and microwave and french door fridge. The extended island, opens to a spacious living and dining area, with a central gas fireplace. Just off the kitchen is a versatile den/office space that can also be converted into a main floor bedroom. The separate front room offers additional flexibility as a formal dining or sitting area, or possibly another office space. The 2pc powder room and laundry room, leading to the attached double garage, complete the versatile main floor living. The upper level is dedicated entirely to your primary suite, featuring vaulted ceilings and large windows that bathe the room in natural light. Enjoy the spa-like 5-piece ensuite with a deep soaker tub, double vanities, and a separate glass shower. A large walk-in closet offers ample space for all your wardrobe needs. For those looking to expand, the partially finished basement includes a fully developed 3 pc bath, and two partially developed bedrooms (framed, insulated walls/ceiling and electrical). There's also room for a spacious rec room, not to mention the seemingly endless storage space, giving this home endless potential. Step outside to your private, south-facing backyard oasis, where a composite deck and stamped patio provide the perfect setting for summer barbecues or quiet morning coffees. A rain-sensing irrigation system ensures efficient and convenient lawn care. Recent improvements include triple pane windows throughout the main floor and primary quarters; hot water tank (2023...

Family room 19.83 Ft x 14.75 Ft
 Bedroom 14.75 Ft x 9.75 Ft
 Bedroom 12.83 Ft x 11.67 Ft
 Other 15.92 Ft x 9.50 Ft
 3pc Bathroom 8.50 Ft x 5.75 Ft
 Furnace 15.83 Ft x 12.83 Ft

Foyer 12.25 Ft x 5.25 Ft
 Office 13.25 Ft x 12.83 Ft
 Other 4.92 Ft x 4.75 Ft
 Laundry room 8.42 Ft x 7.92 Ft
 2pc Bathroom 8.08 Ft x 4.92 Ft
 Loft 9.58 Ft x 6.75 Ft

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

Listing Presented By:



Originally Listed by:
Greater Property Group

<http://www.calgaryluxuryhomesearch.com/>



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

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Living room 12.92 Ft x 11.25 Ft

Family room 18.42 Ft x 16.42 Ft

Kitchen 17.25 Ft x 16.75 Ft

Dining room 13.92 Ft x 10.75 Ft

Primary Bedroom 13.92 Ft x 13.75 Ft

Other 6.83 Ft x 6.58 Ft

5pc Bathroom 12.42 Ft x 9.92 Ft