



200 CRANLEIGH Terrace Calgary Alberta

\$1,575,000

WALKOUT Executive BUNGALOW - just steps from the**RIDGE** in Cranston. Almost 4,000 sq ft developed, OVERSIZED **HEATED** **TRIPLE GARAGE** on a 10,000 square foot corner lot, located on quiet CUL-DE-SAC with a HUGE SOUTHWEST PIE lot overlooking FISH CREEK PARK, MAGNIFICENT VIEWS of the BOW RIVER, Blue Devil Golf Course & the ROCKY MOUNTAINS all this presented by the Original Owners. MAIN LEVEL FEATURES: a CURVED OPEN RISER STAIRCASE (a Master Piece in itself), gorgeous hardwood flooring, GRANITE package throughout, Chef's GOURMET KITCHEN, UPGRADED Stainless Steel appliances, huge functional kitchen island, GAS stove, soaring 14 foot ceilings throughout the main floor. The OPEN CONCEPT KITCHEN & Eating area is large enough to easily accommodate 20 family members PLUS friends. Separate formal DINING ROOM, ENSUITE: SEPARATE SHOWER, 6 foot SOAKER AIR/JET tub & 2 Sinks and of course HEATED tile Flooring. Just off the kitchen EATING AREA is an amazing 25' DECK with an AWNING and a natural gas line for your BBQ. LOWER LEVEL FEATURES: WALKOUT LEVEL, HEATED floors((This is where Luxury meets Comfort)) on the ENTIRE LOWER LEVEL including the Bathroom- ensuring the warmest of toes, another 2 bedroom PLUS on this WALKOUT level, Family Room/REC Rm, (Separate Private Entrance where you can Walk/Bike right out onto Fish Creek Park) There are built-in speakers throughout the home allowing you to stream your favourite music. All the window coverings have been upgraded. YARD features: spacious Sunny SOUTHWEST backyard, irrigation system for this gorgeous PIE LOT- (situated at the top of the Cul-de-Sac), mature trees, BBQ Gas Line. A private lot while giving you the very best in privacy while taking advantage of the breath taking VIEWS of the BOW RIVER, Rocky MOUNTAINS & FISH CREEK PARK. The Original Owners of this home have meticulously maintain...

5pc Bathroom 12.17 Ft x 11.08 Ft

2pc Bathroom 7.42 Ft x 4.83 Ft

Bonus Room 19.75 Ft x 15.00 Ft

Bedroom 19.58 Ft x 1.42 Ft

Storage 14.83 Ft x 8.00 Ft

Living room 19.25 Ft x 15.00 Ft

Dining room 16.00 Ft x 12.33 Ft

Kitchen 14.67 Ft x 12.83 Ft

Den 12.42 Ft x 11.83 Ft

Primary Bedroom 15.58 Ft x 14.33 Ft

a

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Bedroom 15.00 Ft x 12.42 Ft
Bedroom 15.75 Ft x 14.50 Ft
Storage 17.42 Ft x 12.00 Ft
Other 7.25 Ft x 13.25 Ft

Laundry room 17.00 Ft x 8.00 Ft
5pc Bathroom 12.17 Ft x 11.08 Ft
2pc Bathroom 5.92 Ft x 5.50 Ft