



258 Cranleigh Place Calgary Alberta

\$820,000

These Luxury Bungalow Villa's don't come up very often but ones with NO CONDO FEES are rare indeed. This immaculate 3-bedroom home is located on a very quiet CUL-DE-SAC just 5 minutes walk to the Ridge & Fish Creek Park in Cranston! As soon as you step into this beautiful home your greeted with soaring ceilings and light. To the left is a lovely flex room which can be made into an office, music room or just a peaceful place to read. Next is your fabulous kitchen that features Quartz countertops, beautiful tile backsplash, stainless steel appliances, and a good size pantry. Enjoy lots of counter & cabinet space, and large island with breakfast bar and Wine Cooler. Entertaining is easy in this home with the good size Dining Room which is great for those family dinners and has access to your backyard. The Living Room features impressive, vaulted ceiling, gas fireplace, and lots of light through the West-facing windows. The Main level features hardwood flooring into the main living spaces, lots of natural light, custom millwork, 8-foot doors and stay cool with the central A/C. The Primary Bedroom is located on the Main level with a spacious 5-pc ensuite Bath that includes dual vanities, large soaker tub, standup shower and a large walk-in closet with custom built-ins. This floor also includes a laundry room with broom closet so all your living can be on the main floor. But there is a fully finished lower level with a sitting area, a second Fireplace, a TV or games area to relax in and a full wet bar for entertaining. This level also offers 2 more excellent size bedroom both with walk-in closets, 4-piece bath and a large storage & Utility room. Your West-facing back yard has lots of trees and grass. Don't worry about coming in from the warm summer rain or trying to stay out of the hot sun this yard offers a large patio with a covered pergola. The deck is a great place to...

Recreational, Games room 21.92 Ft x 19.50 Ft

Other 14.42 Ft x 6.75 Ft

Bedroom 12.67 Ft x 12.83 Ft

Bedroom 14.50 Ft x 12.25 Ft

4pc Bathroom Measurements not available

Furnace 13.83 Ft x 12.00 Ft

Kitchen 15.17 Ft x 13.42 Ft

Dining room 15.17 Ft x 11.25 Ft

Other 11.50 Ft x 9.92 Ft

Primary Bedroom 17.25 Ft x 12.25 Ft

5pc Bathroom Measurements not available

Laundry room 8.50 Ft x 4.25 Ft

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Living room 13.58 Ft x 12.92 Ft

2pc Bathroom Measurements not available