



## 327 Cranleigh View Calgary Alberta

\$950,000

PRIME LOCATION ALERT ! Step into this beautifully upgraded home, perfectly positioned against a lush green space offering complete privacy and a serene backyard retreat. Just steps from the Ridge walking paths, this gem sits at the end of a quiet cul-de-sac in the highly sought-after Cranston Estates community in Southeast Calgary. Enjoy easy access to parks, schools, shopping centers, and the South Health Hospital ! Nature lovers will adore the proximity to Bow River, Fish Creek Park, Cranston Ridge, and Sikome Lake. Plus, with quick access to Deerfoot & Stoney Trail, getting anywhere in the city or out of town is a breeze! This meticulously maintained home is ideal for entertaining, boasting fresh paint throughout. The spacious front foyer opens to a bright, open-concept main level with gorgeous hardwood floors. The kitchen is a chef's dream, featuring dark wood cabinetry, granite countertops, a large pantry, sleek stainless steel appliances, a built-in wall oven, cooktop stove, and a kitchen island with a wine rack. The expansive dining area comfortably accommodates a 12-seat table and overlooks the tranquil, private backyard. The living room, with its built-in fireplace, provides a cozy space to unwind, while flowing seamlessly between the dining room and kitchen--perfect for family gatherings and entertaining. At the rear of the main floor, you'll find a den/office with a view of the back deck, ideal for watching the kids while you work. A convenient 2-piece bathroom and a large mudroom off the garage round out this level. Upstairs, the spacious bonus room offers a great space for kids to play or enjoy movie nights. The two generously sized bedrooms share a well-appointed 4-piece bathroom. The luxurious primary suite is a true retreat, featuring a 5-piece ensuite with a soaking tub, a separate standing shower, a makeup vanity, and a spacious walk-in closet. The fu...

Bedroom 11.17 Ft x 14.42 Ft

Recreational, Games room 20.83 Ft x 32.17 Ft

Furnace 9.08 Ft x 13.25 Ft

2pc Bathroom .25 Ft x .00 Ft

Dining room 9.17 Ft x 15.25 Ft

Foyer 9.08 Ft x 12.08 Ft

Office 7.42 Ft x 14.67 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.50 Ft x 10.42 Ft

Bedroom 12.58 Ft x 9.92 Ft

Family room 13.17 Ft x 14.67 Ft

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Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

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

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

Kitchen 17.33 Ft x 13.67 Ft  
Living room 14.17 Ft x 15.25 Ft  
Other 7.58 Ft x 5.83 Ft

Laundry room 7.33 Ft x 8.50 Ft  
Primary Bedroom 13.92 Ft x 15.25 Ft