



## 53 Cranleigh Park Calgary Alberta

\$1,600,000

Welcome to your sanctuary on the ridge--where every day feels like a getaway. Tucked away at 53 Cranleigh Park SE, this beautifully renovated two-storey home welcomes you with a warm, open-concept main floor that flows seamlessly from the spacious LIVING ROOM, to the DINING AREA, and into a GOURMET KITCHEN outfitted with gleaming QUARTZ COUNTERTOPS, STAINLESS APPLIANCES, and an OVERSIZED ISLAND that's perfect for weekend brunches or weekday homework sessions. Picture lazy Sunday mornings bathed in soft light pouring through OVERSIZED WINDOWS, taking in BREATHTAKING BOW VALLEY RIVER VIEWS that stretch as far as the eye can see. LOCATION IS SECOND TO NONE, WITH PROXIMITY TO DEERFOOT TRAIL AND STONEY TRAIL FOR AMAZING ACCESS TO ANYWHERE IN THE CITY. Step outside onto the DECK OFF THE BREAKFAST NOOK and breathe in the fresh air--NO NEIGHBOURS BEHIND means privacy, whether you're sipping coffee at sunrise or grilling under the stars. But the magic really happens downstairs, where a SCREENED-IN PATIO creates a protected retreat. The HOT TUB UPGRADE invites you to unwind year-round, and tasteful landscaping with an AUTOMATED SPRINKLER SYSTEM ensures that your backyard always looks its best. Head upstairs on the NEWLY INSTALLED HARDWOOD STAIRS and you'll find a bright, serene MASTER SUITE with jaw-dropping views, a CUSTOM SPA-STYLE ENSUITE that's been completely reimagined with ELEGANT TILE WORK, a LUXURIOUS SOAKING TUB, and a GLASS-ENCLOSED SHOWER. Two additional bedrooms share a fully rebuilt bathroom, each space thoughtfully upgraded with SHIPLAP ACCENTS, new fixtures, and HIGH-EFFICIENCY LED LIGHTING throughout. Walls and trim are freshly painted, and every detail speaks to quiet luxury and comfort. Down in the WALK-OUT BASEMENT, the vibe shifts to laid-back fun: a cozy MEDIA ROOM with theatre-grade seating and electronics, a CUSTOM WET BAR with quartz counters for gam...

4pc Bathroom 10.42 Ft x 5.92 Ft  
5pc Bathroom 16.50 Ft x 12.58 Ft  
Bedroom 10.33 Ft x 16.42 Ft  
Bedroom 9.83 Ft x 17.33 Ft  
Office 8.00 Ft x 11.58 Ft

Family room 23.42 Ft x 21.08 Ft  
Media 13.33 Ft x 15.42 Ft  
2pc Bathroom 5.42 Ft x 5.08 Ft  
Breakfast 12.92 Ft x 5.00 Ft  
Dining room 12.33 Ft x 14.92 Ft

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Primary Bedroom 18.00 Ft x 13.17 Ft

3pc Bathroom 8.00 Ft x 5.67 Ft

Bedroom 11.17 Ft x 14.50 Ft

Kitchen 15.33 Ft x 16.17 Ft

Laundry room 8.92 Ft x 8.67 Ft

Living room 19.50 Ft x 16.17 Ft