



# 73 Cranleigh Heath Calgary Alberta

\$569,900

Welcome to this RENOVATED townhouse in the highly desirable community of Cranston, Calgary. Boasting 3 SPACIOUS BEDROOMS, 2.5 bathrooms, and a double garage, this home offers a blend of modern luxury and low-maintenance living with 1,601 sq ft above ground. As you step inside, you're welcomed by an inviting foyer that seamlessly flows into the open-concept kitchen, dining, and living areas. The 9' ceilings and gleaming hardwood floors throughout the main level create a bright and welcoming ambiance. The gourmet kitchen is a chef's dream, featuring brand-new Quartz countertops, a new convection stove, and a new microwave. Ample cabinetry, a walk-in pantry, and a central island make this space perfect for both meal prep and entertaining. Adjacent to the kitchen is a spacious dining area that opens up to a cozy living room, complete with a gas fireplace, ideal for those relaxing evenings at home. Upstairs, the newly carpeted staircase leads you to the luxurious master suite, which boasts a private 5-piece ensuite bathroom with a new double vanity, a large shower, and a walk-in closet. Two additional generously sized bedrooms with new LUXURY PLANK FLOORING, a brand-new washer and dryer in the convenient upstairs laundry room, and a second full bathroom complete this level. Step outside to your PRIVATE BACKYARD, featuring a charming cherry blossom tree that provides stunning views year-round, especially during fall. The double garage is complemented by two additional parking pads, offering plenty of space for guests along with ample visitor parking. Additional upgrades include fresh paint throughout and a full unfinished basement, offering endless possibilities for future development. With stucco siding for a durable exterior, this home is both beautiful and built to last. Situated in a vibrant, family-friendly community, you'll love the convenience of being close to top-rat...

Primary Bedroom 13.42 Ft x 13.50 Ft  
 5pc Bathroom 9.50 Ft x 9.00 Ft  
 Other 7.17 Ft x 7.50 Ft  
 4pc Bathroom 4.92 Ft x 8.92 Ft  
 Bedroom 9.67 Ft x 10.67 Ft  
 Laundry room 6.58 Ft x 5.50 Ft

Furnace 10.83 Ft x 18.25 Ft  
 Living room 13.08 Ft x 14.58 Ft  
 Dining room 10.25 Ft x 8.00 Ft  
 Kitchen 12.92 Ft x 11.25 Ft  
 Pantry 3.92 Ft x 3.75 Ft  
 2pc Bathroom 5.08 Ft x 5.67 Ft

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

Listing Presented By:



Originally Listed by:  
 2% Realty

<http://www.gavinconway.ca/>



**Real Estate Professionals Inc.**

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

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

Bedroom 10.67 Ft x 12.25 Ft

Storage 19.75 Ft x 6.33 Ft

Family room 12.75 Ft x 14.33 Ft

Other 6.42 Ft x 5.67 Ft

Other 7.58 Ft x 6.17 Ft