



## 113 Cranleigh Bay Calgary Alberta

\$809,000

Welcome to this stunning home in the highly sought-after community of Cranston. With over 3,300 sq ft of beautifully designed living space, this spacious 4-bedroom, 3.5-bathroom residence offers both style and functionality. Situated on a peaceful, tree-lined street near the ridge, this home backs onto lush green space and a playground, making it the perfect setting for families. The home's curb appeal is exceptional, featuring durable stucco, brick accents surrounding the double-attached garage, expansive windows, and a new roof (2023). As you step inside, you'll be welcomed by an impressive, open-to-above foyer that flows seamlessly into a versatile front flex room—ideal for a home office, formal dining room, or guest space. Recent updates include stunning luxury vinyl plank flooring throughout and an abundance of natural light pouring in from the West-facing windows. The heart of the home is the fully renovated kitchen, complete with a spacious central island with ample storage, sleek quartz countertops, modern appliances, and a corner pantry for all your culinary needs. The open-concept design effortlessly connects the kitchen to a generously sized dining area, perfect for hosting large family gatherings. Step outside to your private backyard oasis featuring a large deck with a pergola, offering the ideal spot to relax or entertain. The main floor also features a cozy living room with a gas fireplace, a convenient 2-piece bathroom, and a mudroom with additional storage and easy access to the garage. Upstairs, the primary bedroom is a tranquil retreat, with an expansive 5-piece ensuite that includes a deep soaker tub, oversized shower, dual sinks, a w/c, and a walk-in closet. The spacious bonus room is an ideal space for family movie nights or casual gatherings. The upper level also includes a well-appointed laundry room, two additional generously sized bedroom...

Family room 27.08 Ft x 12.50 Ft

Bedroom 14.75 Ft x 9.92 Ft

3pc Bathroom 8.83 Ft x 5.67 Ft

Kitchen 14.00 Ft x 13.75 Ft

Dining room 11.00 Ft x 11.00 Ft

Living room 14.58 Ft x 14.42 Ft

Office 15.17 Ft x 9.00 Ft

2pc Bathroom 7.33 Ft x 3.08 Ft

Bonus Room 18.67 Ft x 15.25 Ft

Laundry room 9.17 Ft x 6.00 Ft

Primary Bedroom 15.17 Ft x 14.00 Ft

Bedroom 11.92 Ft x 9.17 Ft

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Foyer 11.42 Ft x 6.17 Ft

Other 6.08 Ft x 5.42 Ft

Other 20.25 Ft x 14.33 Ft

Other 5.92 Ft x 4.00 Ft

Bedroom 12.75 Ft x 9.00 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

5pc Bathroom 12.67 Ft x 9.25 Ft