



## 15 Cranleigh Way Calgary Alberta

\$850,000

Welcome to 15 Cranleigh Way SE - Premier Cranston Ridge Living - Original owners, first time on market. This meticulously maintained estate captures everything that makes Cranston one of Calgary's most desirable communities. From arrival, curb appeal commands attention with its distinctive stone archway entrance, substantial pillars, and grand custom wooden front door handcrafted for this home. Mature evergreens and ornamental trees anchor the landscaping, while aggregate stone driveway and walkway lead to this elegant entrance. Step inside to a breathtaking vaulted foyer where soaring ceilings and rich hardwood flowing throughout the main level create impressive welcome. Continue into the formal dining room showcasing elegant coffered ceiling insets and custom statement chandelier. Upgraded lighting fixtures in most rooms, plantation shutters on most windows, and custom millwork elevate this home beyond standard builds, adding character throughout. The living room opens with stunning 18-foot ceilings and open to below design with elegant wrought iron railings. The floor-to-ceiling feature wall commands attention, anchored by gas fireplace. Oversized picturesque windows frame incredible greenspace views while flooding the space with natural light. The chef's kitchen flows seamlessly, featuring expansive granite countertops, substantial center island seating four, gas stove, premium stainless appliances, floor-to-ceiling cabinetry, and pantry with custom drawers. Custom pendant lighting highlights the island. Kitchen opens to eating area with west-facing windows overlooking the private backyard. Main floor offers laundry room and two-piece bathroom. Step outside to your west-facing private backyard with mature trees and foliage, perfect for entertaining. Composite deck features pergola, while mature landscaping balances beauty and low maintenance. Backing onto green...

4pc Bathroom 5.08 Ft x 7.75 Ft

4pc Bathroom 12.83 Ft x 12.83 Ft

Primary Bedroom 14.17 Ft x 19.17 Ft

Other 9.17 Ft x 4.75 Ft

Bedroom 10.58 Ft x 14.50 Ft

Bedroom 10.92 Ft x 13.17 Ft

Recreational, Games room 29.83 Ft x 16.17 Ft

Furnace 22.67 Ft x 5.50 Ft

2pc Bathroom 6.00 Ft x 4.58 Ft

Dining room 14.17 Ft x 9.92 Ft

Foyer 8.42 Ft x 7.83 Ft

Kitchen 14.75 Ft x 19.00 Ft

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Listing Presented By:



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4pc Bathroom 8.50 Ft x 4.92 Ft

Laundry room 8.17 Ft x 6.00 Ft

Bedroom 13.67 Ft x 12.17 Ft

Living room 16.42 Ft x 13.92 Ft