\$1,575,000 - 200 Cranleigh Terrace Se, Calgary

MLS® #A2215970

\$1,575,000

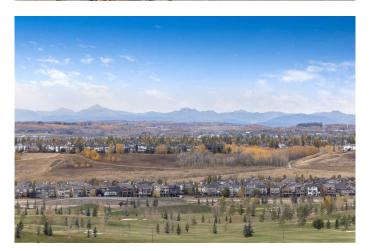
4 Bedroom, 4.00 Bathroom, 1,902 sqft Residential on 0.26 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SUNDAY-JULY 13** 1PM-4PM** Happy Stampede** WALKOUT Executive BUNGALOW - just steps from the**RIDGE** in Cranston. Almost 4,000 sq ft developed, OVERSIZED **HEATED** **TRIPLE GARAGE** on a 10,000 square foot corner lot, located on quiet CUL_DE_SAC with a HUGE SOUTHWEST PIE lot overlooking FISH CREEK PARK, MAGNIFICENT VIEWS of the BOW RIVER, Blue Devil Golf Course & the ROCKY MOUNTAINS all this presented by the Original Owners. MAIN LEVEL FEATURES: a CURVED OPEN RISER STAIRCASE (a Master Piece in itself), gorgeous hardwood flooring, GRANITE package throughout, Chef's **GOURMET KITCHEN, UPGRADED Stainless** Steel appliances, huge functional kitchen island, GAS stove, soaring 14 foot ceilings throughout the main floor. The OPEN **CONCEPT KITCHEN & Eating area is large** enough to easily accommodate 20 family members PLUS friends. Separate formal DINING ROOM, ENSUITE: SEPARATE SHOWER, 6 foot SOAKER AIR/JET tub & 2 Sinks and of course HEATED tile Flooring. Just off the kitchen EATING AREA is an amazing 25' DECK with an AWNING and a natural gas line for your BBQ. LOWER LEVEL FEATURES: WALKOUT LEVEL, HEATED floors((This is where Luxury meets Comfort)) on the ENTIRE LOWER LEVEL including the Bathroom- ensuring the warmest of toes, another 2 bedroom PLUS on this







WALKOUT level, Family Room/REC Rm, (Separate Private Entrance where you can Walk/Bike right out onto Fish Creek Park)
There are built-in speakers throughout the home allowing you to stream your favourite music. All the window coverings have been upgraded. YARD features: spacious Sunny SOUTHWEST backyard, irrigation system for this gorgeous PIE LOT- (situated at the top of the Cul-de-Sac), mature trees, BBQ Gas Line.

A private lot while giving you the very best in privacy while taking advantage of the breath taking VIEWS of the BOW RIVER, Rocky MOUNTAINS & FISH CREEK PARK. The Original Owners of this home have meticulously maintained and cared for this gorgeous home plus it's in absolute first class SHOWHOME condition throughout and with no kids, in this non-smoking home. And VERY important- a HEATED GARAGE and HEATED FLOORS in the ENTIRE LOWER WALKOUT LEVEL. This ONE OF A KIND home truly has it all: QUALITY, LOCATION and VALUE that you will enjoy for many, many years to come. Rarely does a home of this calibre come up for sale. Don't hesitate & don't be disappointedmake this your new home- SEEING is BELIEVING and its all about the beautiful VIEWS. Phone now to book your private viewing for this much sought after - beautiful Walkout Executive Bungalow. Check, check, check, check- ALL the Boxes are checked!!! You could't want for more. Go ahead. phone to book your private showing. Thank me!!

Built in 2008

Essential Information

MLS® # A2215970 Price \$1,575,000

Bedrooms 4

Bathrooms 4.00

Full Baths 2

Half Baths 2

Square Footage 1,902

Acres 0.26

Year Built 2008

Type Residential

Sub-Type Detached

Style Bungalow Status Active

Community Information

Address 200 Cranleigh Terrace Se

Subdivision Cranston

City Calgary

County Calgary

Province Alberta

Postal Code T3M 0G4

Amenities

Amenities Clubhouse, Elevator(s), Park, Parking, Playground, Snow Removal,

Visitor Parking, Day Care, Game Court Interior

Parking Spaces 6

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double

Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting,

Soaking Tub, Wired for Sound, Recreation Facilities

Appliances Garage Control(s), Refrigerator, ENERGY STAR Qualified Dishwasher,

ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer

Heating Central, High Efficiency, In Floor, Make-up Air, Fireplace(s), Hot Water,

Exhaust Fan, ENERGY STAR Qualified Equipment

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Lighting, Private Yard, Storage

Lot Description Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscape,

Underground Sprinklers, Yard Lights, Pie Shaped Lot, Sloped, Yard

Drainage

Roof Asphalt

Construction Brick, Concrete, Stucco, Silent Floor Joists

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 75

Zoning R-G

HOA Fees 189

HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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