

**327 Cranleigh View SE**  
**Calgary, Alberta**

**MLS # A2219814**



**\$975,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,471 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Pool Table & Accessories

Location, Location, LOCATION ! Welcome to this IMMACULATE upgraded home situated on a VERY quiet Cul-De-Sac in the heart of the sought after community of Cranston Estates in Southeast, Calgary. Walking Distance to parks, schools, walking paths, Shopping Centres and just minutes from South Health Hospital ! Just steps from Bow River, Fish Creek Park, Cranston Ridge, and Sikome Lake! With close proximity to Deerfoot & Stoney Trail, this home gives you easy access to anywhere in the city and out of the city ! This extremely well cared for home was built with entertaining in mind and freshly painted, top to bottom ! It welcomes you with a large front foyer, and a large open floor plan on the main level with hardwood throughout where the family can be together all parts of the day. The kitchen has dark wood cabinets with granite counters, a large pantry, beautiful stainless steel appliances with an upgraded wall oven and cook top stove, and a perfectly sized island with a built in wine rack ! A large dinning space big enough to fit a large table with 12 chairs, overlooking the private backyard! With a built in fireplace, the living room is a great place to stay warm and cozy on those winter nights and flows flawlessly between both dinning rooms and the kitchen, perfect for entertaining and holiday dinners! Finishing off this level is a a den/office space at the back of the home overlooking the back deck, so you can watch the kids in the yard while getting some work done, a 2 piece bathroom and large mudroom off the garage. Upstairs boasts a large bonus room for the kids to play, or Movie nights, 2 really good sized bedrooms, with a 4 piece bathroom and a large primary bedroom oasis with a 5 piece ensuite, that has a standing shower, a soaker tub, and a makeup Vanity, and complete with a large walk-in closet! The finished basement is ready for all your extra entertaining

wants, with a spacious Rec room, ready for you to play a game of pool with your friends and family, and a large 4th bedroom as well as tons of storage space ! The backyard is well designed with privacy at top of mind ! The deck with newer vinyl, over looks the kids playing in the yard, or at the Playground just down the path from the back gate. This home has a high efficiency furnace that proves to save you money on energy, an aggregated driveway and it has been very well cared for with only 1 owner and is a perfect home for families of all sizes to make so many new memories inside and outside ! Don't miss out on this amazing property in a perfect location !