

73 Cranleigh Heath SE  
Calgary, Alberta

MLS # A2225306

**\$539,900**

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry		

Inclusions: Fridge, Freezer in Basement

Welcome to this RENOVATED townhouse with a BRAND NEW ROOF 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 '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-rated public and Catholic schools, quick access to Stoney and Deerfoot Trails, and proximity to local amenities like shopping, McKenzie Meadows Golf Club, South Health Campus, and the Seton YMCA and Library. Outdoor enthusiasts will appreciate the nearby Cranston Escarpment pathways, perfect for taking in the breathtaking views. This low-maintenance property also comes with the added bonus of no lawn care, snow shoveling, or exterior maintenance (including the roof and siding), allowing you to focus on enjoying your home. Don't miss your chance to own this luxurious, move-in ready townhouse in one of Calgary's most sought-after communities. Schedule your showing today!