

69 Cranleigh Drive SE
Calgary, Alberta

MLS # A2266671

\$750,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,336 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated 4-bedroom family home on the estate side of Cranston! Bright and inviting with 9' ceilings and an open-concept layout, this home features a main floor office with stunning French doors, a spacious dining area with hardwood floors, and a cozy living room centered around a gas fireplace. The kitchen impresses with quartz countertops, a large island, white cabinetry, stainless steel appliances, and a corner pantry. A 2pc powder room completes this level. Upstairs offers four generous bedrooms, including a primary suite with a walk-in closet with built-ins and a 4-piece ensuite with a soaker tub and separate shower. The laundry room is conveniently located on the second floor with upgraded washer and dryer. Freshly painted throughout, fully fenced, and landscaped with a dog-run—this home is move-in ready. Ideally located near the ridge, Bow River pathways, schools, shopping, the South Health Campus, and transit.