



THE
A-TEAM

**RE/MAX
FIRST**

51 CRANLEIGH Common, Calgary T3M 1G5

MLS®#: **A2169725**

Area: **Cranston**

Listing Date: **10/03/24**

List Price: **\$814,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **2,016**
Low Sqft:
Ttl Sqft: **2,016**

Lot Information

Lot Sz Ar: **5,855 sqft**
Lot Shape:

DOM

19
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Irregular Lot,Landscaped,Street Lighting,Underground Sprinklers,Private**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Central,Electric,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Electric Cooktop,Garage Control(s),Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 11`3"
Kitchen	Main	17`3" x 16`9"
Foyer	Main	12`3" x 5`3"
Walk-In Closet	Main	4`11" x 4`9"
2pc Bathroom	Main	8`1" x 4`11"
Bedroom - Primary	Upper	13`11" x 13`9"

Room	Level	Dimensions
Family Room	Main	18`5" x 16`5"
Dining Room	Main	13`11" x 10`9"
Office	Main	13`3" x 12`10"
Laundry	Main	8`5" x 7`11"
Loft	Upper	9`7" x 6`9"
Walk-In Closet	Upper	6`10" x 6`7"

5pc Ensuite bath
Bedroom
Flex Space
Furnace/Utility Room

Upper
Basement
Basement
Basement

12`5" x 9`11"
14`9" x 9`9"
15`11" x 9`6"
15`10" x 12`10"

Family Room
Bedroom
3pc Bathroom

Basement
Basement
Basement

19`10" x 14`9"
12`10" x 11`8"
8`6" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311161

Zoning:
R-G

Remarks

Pub Rmks:

Welcome home to your air conditioned executive home nestled in the heart of Cranston, a short walk from the stunning ridge pathways. This unique property boasts an open-concept main floor, with vaulted ceilings, perfect for both relaxation and entertainment. The fully equipped chef's kitchen, complete with granite countertops and stainless steel appliances, including the cooktop, built-in stainless steel oven and microwave and french door fridge. The extended island, opens to a spacious living and dining area, with a central gas fireplace. Just off the kitchen is a versatile den/office space that can also be converted into a main floor bedroom. The separate front room offers additional flexibility as a formal dining or sitting area, or possibly another office space. The 2pc powder room and laundry room, leading to the attached double garage, complete the versatile main floor living. The upper level is dedicated entirely to your primary suite, featuring vaulted ceilings and large windows that bathe the room in natural light. Enjoy the spa-like 5-piece ensuite with a deep soaker tub, double vanities, and a separate glass shower. A large walk-in closet offers ample space for all your wardrobe needs. For those looking to expand, the partially finished basement includes a fully developed 3 pc bath, and two partially developed bedrooms (framed, insulated walls/ceiling and electrical). There's also room for a spacious rec room, not to mention the seemingly endless storage space, giving this home endless potential. Step outside to your private, south-facing backyard oasis, where a composite deck and stamped patio provide the perfect setting for summer barbecues or quiet morning coffees. A rain-sensing irrigation system ensures efficient and convenient lawn care. Recent improvements include triple pane windows throughout the main floor and primary quarters; hot water tank (2023), central AC, carpets for the primary bedroom, stairs and landing area recently replace/upgraded; NEST smart thermostat and doorbell. Along with many builder upgrades for comfort and reliability. This home is a rare find—offering both luxury and practicality in one of Calgary's most desirable family neighborhoods, you're just a short walk from the ridge and minutes away from all the convenient amenities that Cranston has to offer, including schools, shops, and parks. Don't miss the opportunity to make it yours!

Inclusions:
Property Listed By:

**Air Conditioning - Central, HoodFan, Microwave - built in, Nest Doorbell, Alarm Sensor/hardware
Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











