



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 CRANLEIGH Terrace, Calgary T3M 0G2**

MLS®#: **A2177142**

Area: **Cranston**

Listing Date: **11/07/24**

List Price: **\$895,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **2,633**  
Low Sqft:  
Ttl Sqft: **2,633**

DOM

**13**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,080 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Fruit Trees/Shrub(s),Lawn,Landscaped,Street Lighting,Treed**  
Park Feat: **Aggregate,Double Garage Attached,Front Drive,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Floor Furnace,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Den	Main	10`7" x 10`11"
Breakfast Nook	Main	13`4" x 10`6"
Dining Room	Main	13`3" x 10`6"
2pc Bathroom	Main	5`5" x 6`0"
Bedroom - Primary	Second	12`0" x 16`6"
Bedroom	Second	12`0" x 11`7"

Room	Level	Dimensions
Kitchen	Main	9`7" x 12`0"
Living Room	Main	18`5" x 14`0"
Laundry	Main	7`7" x 6`0"
Bonus Room	Second	15`5" x 19`0"
Bedroom	Second	12`0" x 11`7"
5pc Ensuite bath	Second	14`8" x 10`0"

Walk-In Closet

Second

7`4" x 10`9"

4pc Bathroom  
Legal/Tax/Financial

Second

8`2" x 6`1"

Title:  
**Fee Simple**  
Legal Desc:

**0710007**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this fabulous 2634 sq ft home with 3 bedrooms, 2.5 bathrooms and a den. It is situated in a quiet location, steps away from the Cranston Ridge. Elegant high end finishings, gorgeous windows, and a thoughtfully designed layout were chosen by the original owners who have loved and cared for this beautiful home. The stylish den is situated just off the foyer and features custom wainscotting and charming french doors. The kitchen is stunning, warm and inviting with hardwood floors, cherry wood cabinets, granite countertops, stainless steel appliances and a large island. A delightful breakfast nook and lovely garden doors lead to a two-tier deck. The living room is open to above & includes soaring two-storey windows highlighted with modern Silhouette® blinds and an eye-catching ceiling height stone gas fireplace. The fireplace is shared with an elegant dining room thoughtfully positioned to allow for large family gatherings or a quiet dinner with friends.. The main floor laundry room includes a washer & dryer and a lower cabinet for storage. It is adjacent to the entrance to the attached double garage. A sophisticated 2-pc bathroom is conveniently located beside the laundry room. The elegant staircase takes you to the second level where at the top of the stairs you'll find an awesome bonus room with a vaulted ceiling and a spectacular window that fills one entire wall. The primary suite includes a large bedroom, a luxurious 5-pc ensuite with dual sinks, an elegant soaker tub with a unique tub-filler, separate shower and spacious walk-in closet. Two more generous bedrooms, a linen closet, and a lovely 4-pc bathroom with a quartz countertop complete the upper floor. Thoughtful finishing selections include 4" modern baseboards, pull open double closet doors, and wooden shelves in the pantry and closets. One of two furnaces was replaced in Dec 2020. The unfinished basement includes three egress windows and roughed in plumbing. This estate home is close to great schools, transit, shopping, South Health Campus, Cranston Ridge and the scenic Bow River pathways.**

Inclusions:  
Property Listed By:

**TV and wall mount in Living Room  
Greater Calgary Real Estate**

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











