



274 CRANLEIGH Place, Calgary T3M 0N5

MLS® #: **A2195612** Area: **Cranston** Listing **02/19/25** List Price: **\$839,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,101 sqft**
 Lot Shape:

DOM

3
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**

Parking

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Garden,Landscaped,Rectangular Lot,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	14`1" x 7`10"	2pc Bathroom	Main	5`1" x 4`10"
Den	Main	11`4" x 9`11"	Kitchen	Main	18`4" x 13`9"
Dining Room	Main	14`0" x 10`8"	Living Room	Main	12`10" x 14`9"
Bedroom - Primary	Main	12`1" x 16`9"	6pc Ensuite bath	Main	12`0" x 12`4"
Family Room	Lower	10`4" x 12`7"	4pc Bathroom	Lower	4`10" x 8`4"
Bedroom	Lower	12`2" x 14`4"	Bedroom	Lower	11`9" x 12`2"
Game Room	Lower	11`9" x 14`1"	Laundry	Lower	7`1" x 7`11"

Walk-In Closet

Lower

8`1" x 7`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-2M

0811243

Remarks

Pub Rmks:

****Watch for our Branded YouTube Virtual Tour!** NO CONDO FEES with this immaculate 3 bedroom, LUXURY BUNGALOW VILLA, just 1.5 blocks from the Ridge & Fish Creek Park in Cranston! Recent Upgrades here, in the last 2 years, include new paint throughout, new central Air-Conditioning installed, new furnace, new Samsung Bespoke series refrigerator and new Miele wall oven. Enjoy the quiet CUL-DE-SAC location with West-facing backyard along with easy access to walking paths and park space. Step into the Main Foyer entrance, with grand ceiling, that leads you to the large Mudroom with large walk-in hall closet complete with custom storage built-ins. The Front Room/Den is ideal for a home office or art/music space. The Main level features Walnut hardwood flooring into the main living spaces, lots of natural light, and an open floor plan. The Kitchen features Granite countertops, beautiful tile backsplash, stainless steel appliances, and an induction cooktop. Enjoy lots of counter & cabinet space, custom millwork and large island with breakfast bar. Nearby, there's ample space in the Dining Room area and sliding patio doors are right nearby for easy access to the deck and BBQ season! The Living Room features impressive vaulted ceiling, tasteful gas fireplace, and lots of light through the West-facing windows. The Primary Bedroom is also conveniently located on the Main level, with a lavish 6-pc ensuite Bath with dual vanities, large soaker tub, standup shower and IN-FLOOR HEATING. There's also a large walk-in closet with custom built-ins. The fully-finished Lower level features a second gas fireplace, lots of recreation and exercise space, an awesome Laundry Room with extra counter and storage space, TWO large, additional, Bedrooms - with walk-in closets, another 4-pc Bath and more storage space. RADIANT IN-FLOOR HEATING, on a boiler system, ensures plenty of warmth in the Winter months as well! Additional interior upgrades include custom Hunter-Douglas blinds and shutters, upgraded exhaust fans in all the bathrooms and 8-foot doors on the Main level. The West-facing backyard is a perfect for Summer barbeques & relaxing on the deck or lower patio. Outdoor features here also include a motorized awning with automatic retraction sensor on the back deck, gas line for the BBQ, built-in, underground, irrigation system, Central A/C, professional landscaping and integrated Gemstone Lighting System. And the attached, double Garage is insulated and drywalled as well. Close to several schools, shopping, pathways, parks, The South Health Campus, restaurants and SO much more this is a beautiful home & location!**

Inclusions:

Property Listed By:

N/A

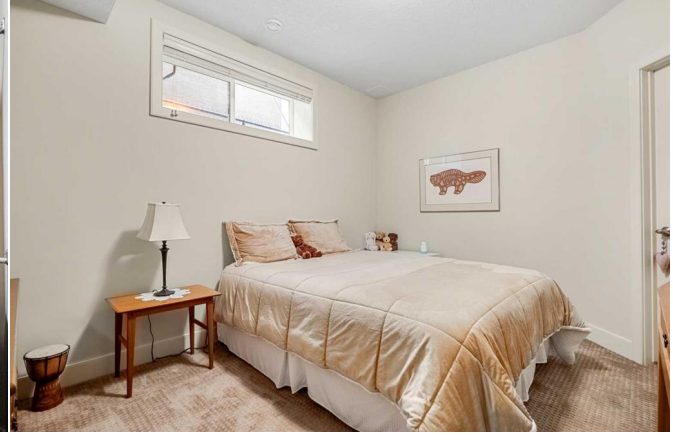
Real Broker

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

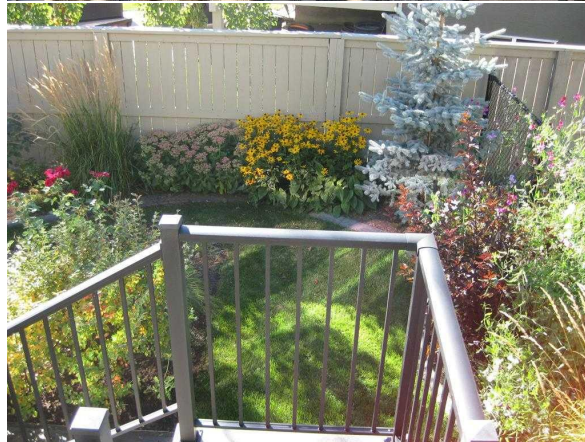












274 Cranleigh Pl SE, Calgary, AB

Main Floor Exterior Area 1283.07 sq ft
Interior Area 1107.44 sq ft
Excluded Area 481.99 sq ft



0 5 10 ft

PREPARED: 2020/02/19



White regions are excluded from total floor area in GVA/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

274 Cranleigh Pl SE, Calgary, AB

Basement (Below Grade) Exterior Area 1180.02 sq ft
Interior Area 1270.96 sq ft
Excluded Area 47.06 sq ft



0 4 8 ft

PREPARED: 2020/02/19



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