

# \$1,575,000 - 200 Cranleigh Terrace Se, Calgary

MLS® #A2215970

**\$1,575,000**

4 Bedroom, 4.00 Bathroom, 1,902 sqft

Residential on 0.26 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SUNDAY- JULY 13\*\*

1PM-4PM\*\* Happy Stampede\*\* WALKOUT

Executive BUNGALOW - just steps from the\*\*RIDGE\*\* in Cranston. Almost 4,000 sq ft developed, OVERSIZED \*\*HEATED\*\*

\*\*TRIPLE GARAGE\*\* on a 10,000 square foot corner lot, located on quiet CUL\_DE\_SAC with a HUGE SOUTHWEST PIE lot overlooking FISH CREEK PARK, MAGNIFICENT VIEWS of the BOW RIVER, Blue Devil Golf Course & the ROCKY MOUNTAINS all this presented by the Original Owners. MAIN LEVEL FEATURES: a CURVED OPEN RISER STAIRCASE ( a Master Piece in itself), gorgeous hardwood flooring, GRANITE package throughout, Chef's GOURMET KITCHEN, UPGRADED Stainless Steel appliances, huge functional kitchen island, GAS stove, soaring 14 foot ceilings throughout the main floor. The OPEN CONCEPT KITCHEN & Eating area is large enough to easily accommodate 20 family members PLUS friends. Separate formal DINING ROOM, ENSUITE: SEPARATE SHOWER, 6 foot SOAKER AIR/JET tub & 2 Sinks and of course HEATED tile Flooring. Just off the kitchen EATING AREA is an amazing 25'x25' DECK with an AWNING and a natural gas line for your BBQ. LOWER LEVEL FEATURES: WALKOUT LEVEL, HEATED floors(( This is where Luxury meets Comfort)) on the ENTIRE LOWER LEVEL including the Bathroom- ensuring the warmest of toes, another 2 bedroom PLUS on this



WALKOUT level, Family Room/REC Rm, ( Separate Private Entrance where you can Walk/Bike right out onto Fish Creek Park) There are built-in speakers throughout the home allowing you to stream your favourite music. All the window coverings have been upgraded. YARD features: spacious Sunny SOUTHWEST backyard, irrigation system for this gorgeous PIE LOT- ( situated at the top of the Cul-de-Sac ), mature trees, BBQ Gas Line.

A private lot while giving you the very best in privacy while taking advantage of the breath taking VIEWS of the BOW RIVER, Rocky MOUNTAINS & FISH CREEK PARK. The Original Owners of this home have meticulously maintained and cared for this gorgeous home plus it's in absolute first class SHOWHOME condition throughout and with no kids, in this non-smoking home. And VERY important- a HEATED GARAGE and HEATED FLOORS in the ENTIRE LOWER WALKOUT LEVEL. This ONE OF A KIND home truly has it all: QUALITY, LOCATION and VALUE that you will enjoy for many, many years to come. Rarely does a home of this calibre come up for sale. Don't hesitate & don't be disappointed- make this your new home- SEEING is BELIEVING and its all about the beautiful VIEWS. Phone now to book your private viewing for this much sought after - beautiful Walkout Executive Bungalow. Check, check, check, check- ALL the Boxes are checked!!! You couldâ€™t want for more. Go ahead, phone to book your private showing. You will Thank me!!

Built in 2008

### **Essential Information**

MLS® #	A2215970
Price	\$1,575,000
Bedrooms	4

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,902
Acres	0.26
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	200 Cranleigh Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G4

### **Amenities**

Amenities	Clubhouse, Elevator(s), Park, Parking, Playground, Snow Removal, Visitor Parking, Day Care, Game Court Interior
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Wired for Sound, Recreation Facilities
Appliances	Garage Control(s), Refrigerator, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer
Heating	Central, High Efficiency, In Floor, Make-up Air, Fireplace(s), Hot Water, Exhaust Fan, ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage
Lot Description	Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscape, Underground Sprinklers, Yard Lights, Pie Shaped Lot, Sloped, Yard Drainage
Roof	Asphalt
Construction	Brick, Concrete, Stucco, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	74
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.