

\$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 Saturday May 10-2-4 pm
plus plus May 11 Sunday 1-3 pm****
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' 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, Day Care, Elevator(s), Game Court Interior, Park, Parking, Playground, Snow Removal, Visitor Parking |
| 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, Recreation Facilities, Soaking Tub, Wired for Sound |
| Appliances | ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Refrigerator |
| Heating | Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Make-up Air, Exhaust Fan, Fireplace(s), Hot Water |
| 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, Pie Shaped Lot, Sloped, Underground Sprinklers, Yard Drainage, Yard Lights |
| Roof | Asphalt |
| Construction | Brick, Concrete, Silent Floor Joists, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 14 |
| Zoning | R-G |
| HOA Fees | 189 |
| HOA Fees Freq. | ANN |

Listing Details

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