

**143 Cranleigh Way SE
Calgary, Alberta**

MLS # A2221082



\$829,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,298 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Level, Private, Treed, Underground Sprinkle		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Wired for Sound

Inclusions: Speakers in ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

No need to wait to build and worry about landscaping, basement development and a lack of amenities!!!! Tucked away on a quiet cul-de-sac in Cranston, just STEPS from the ridge at Fish Creek Park, this stunning 3-bedroom bungalow villa combines elegance, comfort, and convenience—with NO CONDO FEES! Step inside to soaring ceilings, CENTRAL air conditioning, 8-foot interior doors, rich HARDWOOD floors, and an abundance of natural light. A flexible front room is perfect for a home office/reading retreat/formal dining room. The chef's kitchen boasts GRANITE countertops, tile backsplash, stainless steel appliances, pantry, and a HUUUUUGE island—perfect for entertaining. Enjoy dinner parties in the spacious dining area with direct access to the private south-facing backyard. Relax in the vaulted living room with a cozy gas fireplace, or retreat to the main-floor primary suite, featuring a spa-inspired ensuite with dual vanities, soaker tub, tiled shower, and a walk-in closet with custom built-ins. A convenient laundry room completes the main level. Downstairs, the fully finished basement offers in-slab HEAT, a large rec area with fireplace, full wet bar with a wine fridge, two more generous bedrooms (both with spacious walk-in closets), a 4-piece bath, and ample storage. The south backyard is your private oasis with established lush trees, COVERED SUN ROOM, space for some gardening *and* a greenhouse, gas BBQ hookup, and UNDERGROUND irrigation. The double attached garage is insulated and drywalled, with an exposed aggregate driveway. Close to shopping, South Health Campus, Seton YMCA, and endless parks and pathways—this is the villa you've been waiting for!!!