

106 Cranleigh Terrace SE  
 Calgary, Alberta

MLS # A2277841



\$1,680,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,953 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Oversized		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Storage		

## Inclusions:

Hey Calgary, this opportunity doesn't come up very often, but here it is! The trifecta of unobstructed breathtaking views on Cranston Ridge! All three levels of this beautiful home provide you with west-facing views of the Rocky Mountains, the Bow River / Fish Creek Provincial Park and a pristine golf course! Picture yourself waking up, having breakfast while taking in your bright and sunny west 180° views of majestic Rocky Mountains. Welcome to the PRESTIGIOUS RIDGE in Cranston, This exquisite custom-built home is beautifully located on the ridges of Cranston overlooking natures wondrous creations! As you enter the main door, you will be greeted by a welcoming foyer and a bright, open and expansive main floor. The River Valley is home to abundant wildlife, Deer, Pelicans, Fish and more. You get these stunning views on all three levels of this beautifully upgraded home. The timeless finishes in this grand property, should be seen in person to truly appreciate the craftsmanship. With over 4000 ft.<sup>2</sup> of living space, you can confidently entertain your friends and family with pure enjoyment and grandeur! Your guests will be mesmerized with your picturesque views, and probably never want to leave paradise. Situated behind this property are miles of pathways, that tour you all around the community's nature filled corridors and superb amenities . Some notable mentions you may want to know about: The basement has in floor heating / boiler system, the whole house is heated by 2X efficiency zone-controlled furnaces. 2X new hot water tanks (2024) Central air-conditioning Brand new fireplace (2025) Automated underground sprinkler system The abundance of attributes this property holds is unmatched !