

74 Cranleigh Green SE
Calgary, Alberta

MLS # A2278831



\$824,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,098 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to the estate side of Cranston. A CORNER LOT located 3 minutes from Stoney/Deerfoot, one block away from the RIDGE & PARK. This Jayman Master Built home boasts almost 3000 sq feet of open concept liveable space. With 4 bedrooms plus a den/office and 3.5 bathrooms, and a FULLY FINISHED basement. This is the perfect home for a growing family. Featureing stainless-steel appliances, hardwood floors, TWO gas fireplaces, Hunter Douglas blinds, Smart technology NEST thermostat, fully insulated oversized garage, and AIR CONDITIONING. Enjoy your WEST FACING BACKYARD deck, aggregate concrete, fantastic foliage all while cooking on your GAS LINE, BBQ. Spectra TINTED WINDOWS will help you stay cool with additional privacy. You're a stone's throw away from Cranston Ridge which offers more than 400 acres of green space with majestic mountain views overlooking the Bow River. Easy to show, quick/flexible possession available. Value priced at \$824,900, book your private showing today!!