

**74 Cranleigh Green SE  
Calgary, Alberta**

**MLS # A2278831**



**\$824,900**

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

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