



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

143 Cranleigh Way SE  
Calgary, Alberta

MLS # A2221082



\$829,900

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
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		

OPEN HOUSE Sunday 22 June from 2-4 pm!!!! 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 HUUUUGE 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!!!