

\$999,900 - 75 Cranridge Heights Se, Calgary

MLS® #A2232536

\$999,900

5 Bedroom, 4.00 Bathroom, 2,505 sqft

Single Family on 0.12 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SAT SEP 13 1:30 to 3PM.

BEST DEAL you'll find on a WALKOUT/TRIPLE GARAGE. This 5 bedroom, 4 bathroom home has just been updated with all NEW CARPETS; all new PAINT; new LIGHTING; new FURNACE, HOT WATER TANK and A/C (2024); and brand new EPOXY FLOOR in the HEATED triple garage (which also features 220v POWER and additional outlets if you want to create a shop space). With over 3500 SQFT OF DEVELOPED SPACE (and a home office on the main floor), this house is ideally located on a quiet local traffic only crescent street, boasts peekaboo mountain views from its enviable ridge location, and is just steps from the ridge pathways where you can enjoy awesome unobstructed vistas of the Bow River and beyond - all the way to the mountains. As one of the quietest locations in the entire city, the only thing that might interfere with the sound of a pin dropping is the hum of a hottub (which this home is wired for), or the lazy drone of a lawnmower (which might be mowing your IRRIGATED lawn). The property also features gorgeous exposed aggregate concrete and 3 external natural gas connections: one on the upper deck (with convenient stairs down to the yard); one on the patio outside the walkout basement; and one at the fantastic, cozy firepit with natural stone seating and flagstone patio. Home has 9 foot ceilings, timeless Brazilian cherry floors, and is also wired for network and sound. This



is the one that truly has it all and needs nothing but a new family to fill it with joy and new memories. (id:6289)

Built in 2007

Essential Information

Listing #	A2232536
Price	\$999,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,505
Acres	0.12
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	75 Cranridge Heights Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M0C1

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	6
Parking	Attached Garage, Exposed Aggregate, Garage, Heated Garage, Oversize
# of Garages	4

Interior

Appliances	Washer, Oven - Electric, Oven - gas, Dishwasher, Dryer, Garburator, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Concrete, Stucco
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Professionals Inc.
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