

**125 Cranridge Terrace SE  
Calgary, Alberta**

**MLS # A2223067**



**\$999,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,635 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Interior Lot, Landscaped, Low Maintenance Lands		

<b>Heating:</b>	Central, Floor Furnace, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Hot tub, backyard shed

Welcome to this exceptional executive home, located in a peaceful cul-de-sac in a highly sought-after community. This spacious 2635 sq ft home features 5 bedrooms (4 upstairs and 1 in the basement), 3.5 baths, and a rare triple-car garage—perfect for families and those in need of extra space. Upon entering, you are welcomed by a chef's dream kitchen, outfitted with top-of-the-line Bosch stainless steel appliances, including a built-in gas cooktop, built-in oven with built-in microwave combo above, and a built-in warming drawer. The large central island features a wine fridge, granite countertops, and plenty of prep and seating space. A large walk-in pantry offer outstanding storage. This space flows beautifully into the bright, open living room with a cozy gas fireplace—perfect for relaxing or entertaining. Just off the kitchen is access to a sunny deck, ideal for outdoor dining, along with a well-placed laundry room and an elegant dining room for family gatherings and special occasions. The expansive primary bedroom serves as a true retreat, complete with a luxurious ensuite featuring double sinks, a large soaker tub, a separate shower, and a walk-in closet. Upstairs, you'll also find a spacious bonus room with views of the Bow River and mountains, plus three additional generously sized bedrooms and a full bathroom. The fully developed walk-out basement offers a large family room, an additional bedroom, and a 4-piece bathroom—perfect for guests, teens, or extended family. There's also a large storage area and mechanical room to meet all your practical needs. Step outside into your private, professionally landscaped yard featuring a beautiful pergola, a high-end hot tub, and a storage shed—designed for both relaxation and entertaining. Additional premium features include epoxy-coated garage floors, gemstone exterior lighting, 2 air

conditioning units, 2 furnaces, an alarm system, and a full irrigation system. Ideally located just minutes from the South Campus Hospital, World's largest YMCA, and access to the Ridge is only a few houses away, this home offers an unbeatable combination of luxury, lifestyle, and location. Meticulously maintained and loaded with upgrades, this one-of-a-kind property is ready for you to move in and enjoy. Call today to book your private viewing!