

75 Cranridge Heights SE
Calgary, Alberta

MLS # A2232536



\$974,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Wired for Data, Wired for Sound		
Inclusions:	Shed		

A WALKOUT basement with TRIPLE GARAGE, on one of Cranston's most prestigious streets! A lifestyle of quiet, classic sophistication and breathtaking vistas. This extensively updated 5-bedroom, 4-bathroom home boasts over 3,500 square feet of developed space and is perfectly positioned on a "local traffic only" crescent, with peek-a-boo MOUNTAIN VIEWS and access to RIDGE PATHWAYS overlooking the Bow River valley. Brand new CARPETS and PAINT. New (2024) FURNACE, HOT WATER TANK, and A/C ensure year-round comfort and peace of mind. The HEATED triple garage with sink, is a hobbyist's dream and boasts brand new epoxy floors and 220v power for a workshop. Inside and out, this home is defined by quality and thoughtful details. Timeless Brazilian cherry floors, fireplaces on two levels and a chef's kitchen with a gas range and a large granite island. Heated bathroom floors. Walkout basement offers incredible potential for a multi-generational family or deluxe guest accommodation, with a layout that is perfect for the addition of a kitchen space (any suite would require city approval to be "legal"). Large Bonus Room provides the perfect space for family time while you watch the sun set over the mountains, and the mainfloor offers a very private office space to be able to focus. Your tranquil, maturely landscaped yard is a true entertainer's oasis, complete with an irrigation system, three natural gas connections (deck, patio and firepit), as well as pre-wiring for a hot tub. This is the one that truly has it all and needs nothing but a new family to fill it with joy and new memories.