

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

MLS® #A2232536

**\$999,900**

5 Bedroom, 4.00 Bathroom, 2,505 sqft

Residential 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.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232536    |
| Price          | \$999,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,505       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 75 Cranridge Heights Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0C1                 |

**Amenities**

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                            |
| Parking Spaces | 6                                                                                                                               |
| Parking        | Garage Door Opener, Triple Garage Attached, 220 Volt Wiring, Aggregate, Garage Faces Front, Heated Garage, Insulated, Oversized |
| # of Garages   | 3                                                                                                                               |

**Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Smoking Home, Vinyl Windows, Wired for Data, Granite Counters, Wired for Sound |
|-------------------|---------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Window Coverings, Central Air Conditioner, Dryer, Electric Oven, Garburator, Gas Oven, Range Hood, Washer |
| Heating         | Forced Air, Natural Gas                                                                                               |
| Cooling         | Central Air                                                                                                           |
| Fireplace       | Yes                                                                                                                   |
| # of Fireplaces | 2                                                                                                                     |
| Fireplaces      | Gas                                                                                                                   |
| Has Basement    | Yes                                                                                                                   |
| Basement        | Finished, Full, Walk-Out                                                                                              |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Balcony, Fire Pit |
| Lot Description   | Rectangular Lot, Lawn, Landscaped             |
| Roof              | Asphalt Shingle                               |
| Construction      | Concrete, Wood Frame, Stucco                  |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 110             |
| Zoning         | R-G             |
| HOA Fees       | 180             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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