\$974,900 - 75 Cranridge Heights Se, Calgary

MLS® #A2232536

\$974,900

5 Bedroom, 4.00 Bathroom, 2,505 sqft Residential on 0.12 Acres

Cranston, Calgary, Alberta

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. 9' ceilings, 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.

Built in 2007

Essential Information

MLS® # A2232536 Price \$974,900

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 Heated Garage, 220 Volt Wiring, Aggregate, Garage Door Opener,

Garage Faces Front, Insulated, Oversized, Triple Garage Attached

of Garages 3

Interior

Interior Features Granite Counters, High Ceilings, No Smoking Home, Closet Organizers,

Vinyl Windows, Wired for Data, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Garburator, Range Hood, Window

Coverings, Dryer, Electric Oven, Gas Oven, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Yard

Lot Description Lawn, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 26th, 2025

Days on Market 128
Zoning R-G
HOA Fees 180

HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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