

# \$1,048,800 - 75 Cranridge Heights Se, Calgary

MLS® #A2232536

**\$1,048,800**

5 Bedroom, 4.00 Bathroom, 2,505 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 28, 1:30-3PM. Finally the TRIPLE GARAGE, WALKOUT basement â€œunicornâ€• you have been waiting for, has come to market. Forgive the run-on sentences as we try to fit all the features into this write-up!! 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 FLOORS and paint 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 â€œlocal traffic onlyâ€• 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	\$1,048,800
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, Acreage with Residence
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	220 Volt Wiring, Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garburator, Gas Oven, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 26th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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