



**GRASSROOTS**  
REALTY GROUP

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**118 Cranridge Terrace SE**  
**Calgary, Alberta**

**MLS # A2216738**



**\$1,770,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,144 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage

**Inclusions:** NONE

OPEN HOUSE 1PM - 4 PM ON SATURDAY May 3rd! A SPECTACULAR Property with SPECTACULAR Views &ndash; Welcome to this beautiful home which is nestled on the prestigious Ridge in Cranston! Imagine every day enjoying sweeping views of the Rocky Mountains, Bow River and Fish Creek Park from all 3 levels of this outstanding home! This home is over 4500 Sq ft developed with AC. Enter through the gorgeous Iron gate into an outdoor private patio with a cozy fireplace. Through the front door is the WOW factor! Hardwood flooring, vaulted ceilings. natural light from the many large windows that SHOWCASE THE ROCKIES... BREATHTAKING! To your left and through French doors & into your private dining room, the Living room has a gorgeous mantle from floor to ceiling. Stunning kitchen with huge granite island, perfect for entertaining. The upper level is elegantly open to below, the Master retreat has its own balcony, walk in closet, large 5 pc ensuite with his & her vanities. Enjoy your leisure time in the Bonus room with a stunning view! The basement has in-floor heating, CINEMA movie room, family room, splendid office with bookcases, wet bar, fourth bedroom and a full bathroom! Walkout from this level onto the large, covered patio to enjoy the amazing views! Or on the balcony off the main floor! Triple -Pane windows. Recently upgrades included Solar Panel System with lease base at \$84.91 monthly. Widen front driveway can allow 6 cars to park plus the triple garage! Cranston is a wonderful community, established schools, shopping, transit close to Stoney and Deerfoot Trails, with the newer South hospital just a few minutes away