



**GRASSROOTS**  
REALTY GROUP

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**125 Cranridge Terrace SE**  
**Calgary, Alberta**

**MLS # A2223067**



**\$999,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,635 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Interior Lot, Landscaped, Low Maintenance Lands		

**Heating:** Central, Floor Furnace, Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Post & Beam, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Hot tub, backyard shed

Welcome to this exceptional executive home, located in a peaceful cul-de-sac in a highly sought-after community. This spacious 2635 sq ft home features 5 bedrooms (4 upstairs and 1 in the basement), 3.5 baths, and a rare triple-car garage—perfect for families and those in need of extra space. Upon entering, you are welcomed by a chef's dream kitchen, outfitted with top-of-the-line new Bosch stainless steel appliances with 4 year warranties, including a built-in gas cooktop, built-in oven with built-in microwave combo above, and a built-in warming drawer. The large central island features a wine fridge, granite countertops, and plenty of prep and seating space. A large walk-in pantry offer outstanding storage. This space flows beautifully into the bright, open living room with a cozy gas fireplace—perfect for relaxing or entertaining. Just off the kitchen is access to a sunny deck, ideal for outdoor dining, along with a well-placed laundry room and an elegant dining room for family gatherings and special occasions. The expansive primary bedroom serves as a true retreat, complete with a luxurious ensuite featuring double sinks, a large soaker tub, a separate shower, and a walk-in closet. Upstairs, you'll also find a spacious bonus room with views of the Bow River and mountains, plus three additional generously sized bedrooms and a full bathroom. The fully developed walk-out basement offers a large family room, an additional bedroom, and a 4-piece bathroom—perfect for guests, teens, or extended family. There's also a large storage area and mechanical room to meet all your practical needs. Step outside into your private, professionally landscaped yard featuring a beautiful pergola, a high-end hot tub, and a storage shed—designed for both relaxation and entertaining. Additional premium features include epoxy-coated garage floors,

gemstone exterior lighting, 2 air conditioning units, 2 furnaces, an alarm system, and a full irrigation system. Ideally located just minutes from the South Campus Hospital, World's largest YMCA, and access to the Ridge is only a few houses away, this home offers an unbeatable combination of luxury, lifestyle, and location. Meticulously maintained and loaded with upgrades, this one-of-a-kind property is ready for you to move in and enjoy. Call today to book your private viewing!