



GRASSROOTS
REALTY GROUP

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75 Cranridge Heights SE
Calgary, Alberta

MLS # A2232536



\$1,019,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Wired for Data, Wired for Sound		

Inclusions: Shed

WALKOUT BASEMENT WITH 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.