



GRASSROOTS
REALTY GROUP

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158 Cranridge Terrace SE
Calgary, Alberta

MLS # A2256044



\$980,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,398 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gentle Sloping, Greenbelt, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Wet Bar		

Inclusions: Wall mounts for TVs, sound system in basement, hot tub

Welcome to 158 Cranridge Terrace SE, a move in ready home that perfectly blends elegance, comfort, and family friendly living. Set on an oversized lot beside a park and the scenic Cranston Ridge pathway system, this fully finished 2-storey walkout offers the space and lifestyle you've been searching for. Step inside to a grand 2-storey foyer, filled with natural light, that leads you into the heart of the home. The modern kitchen is a chef's dream, featuring granite countertops, a central island with eating bar, stainless steel appliances, a spacious pantry, and extensive cabinetry. The open concept dining area easily fits a full family table, while the adjoining living room with cozy gas fireplace overlooks the park. A dedicated main floor den and convenient powder room complete this level. Upstairs, retreat to the serene primary suite with downtown views, a custom walk-in closet, and ensuite with soaker tub, dual vanities, and separate shower. Two additional bedrooms share a bath, while a central bonus space with mountain views and an upper laundry room add everyday convenience. The walkout lower level is designed for entertaining, complete with a spacious family room, second fireplace, wet bar with bar fridge, dishwasher, and microwave, plus a fourth bedroom and full bath, ideal for guests or teens. Step outside to your stunning professionally landscaped yard with stamped concrete patio, hot tub, and spacious backyard, perfect for year-round enjoyment, and 'outdoor living'. You will love the oversized heated garage with lift-ready doors, hot/cold water taps, and extra storage. Additional upgrades include central A/C, built-in speakers, a security system with cameras, underground sprinklers, and a garden shed. With its prime location, incredible amenities, and thoughtfully designed living spaces, this property is more than a house, it's a place to call

home. Don't miss your chance to own one of Cranston's most desirable homes. Schedule your private tour today!