



**2 Cranridge Heights SE
Calgary, Alberta**

MLS # A2161657



\$904,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,681 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Boiler, Combination, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Solar Tube(s)

Inclusions: Shed, TV on main floor

Welcome to this elegant 1681 sq ft bilevel home with a TRIPLE attached garage in the serene and natural community of Cranston! Location is paramount with POND VIEWS, walking distance to the SCENIC RIDGE and close to the schools and shopping in Cranston. You'll find this executive property to be in immaculate condition with numerous upgrades including matte oak hardwood, central air, updated blinds, newer furnace and boiler. As you enter the home, you will be greeted by a fantastic foyer with high ceilings, illuminated stairs and gorgeous chandelier lighting. The formal dining room is a stylish space, perfect for hosting dinners and there is a dedicated den/office space across the hall. The kitchen features creamy white and glass cabinetry, classic subway backsplash to the ceiling, corner pantry, undermount lighting, with a great deal of granite counters and cabinetry space. The living room and breakfast nook is separated by a 3 way fireplace with entry to the professionally landscaped backyard and deck (enclosed storage) conveniently off the breakfast nook. You'll find the luxurious primary suite on the main floor as well with a large walk-in closet and spa-like ensuite bathroom. Separate dual vanities, corner soaker tub and tile and glass encased shower. A proper water closet is enclosed with a bidet. The fully finished basement offers a huge recreation space, two additional bedrooms, very large in size and massive bathroom with dual vanity, jetted soaker tub and a steam shower along with a large storage room providing ample space. Comfort is key with in floor heating system and another cozy gas fireplace. The garage space is a dream for the person who enjoys cars/hobbies! In floor heating, central vac, wash tub, built in speakers and tons of space! This estate style property is ready and waiting for you to move right in! Don't miss out

on this rare opportunity to own a truly exceptional home in a desirable neighborhood. Schedule your showing today!