



**149 Cranridge Terrace SE
Calgary, Alberta**

MLS # A2177460



\$900,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,596 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Lawn, Garden, Landscaped, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning, upgraded 5-bedroom home, perfectly situated just a stone's throw from the scenic Cranston Ridge. With over 3,500 sq/ft of beautifully designed living space and a show-stopping backyard, this home is an entertainer's paradise! As you step inside, you'll be greeted by a grand foyer with gleaming hardwood floors that flow into a spacious, chef-inspired kitchen. This space features a large island with gleaming granite countertops, a built-in oven, a high-performance gas cooktop, a sleek range hood, and an expansive pantry. The elegant maple wood cabinetry adds warmth and sophistication, offering ample storage while perfectly complementing the modern appliances. Whether it's a quick family breakfast or a lavish holiday gathering, this kitchen is designed to impress and function flawlessly. The living room flows effortlessly into the kitchen and dining areas, inviting cozy evenings with its gas fireplace and stunning rock facade. It creates an ideal space for relaxed family time or entertaining guests in style. This level is complete with your own personal office and a large formal dining room. Upstairs, you'll find a HUGE bonus room—ideal for a play area or workout space—along with a conveniently located laundry area and 3 spacious bedrooms with WALK-IN closets. The primary bedroom is a true sanctuary, offering an expansive layout with rich hardwood floors. This generously sized retreat provides plenty of space for a king-sized bed, a cozy reading nook, or even a sitting area to unwind at the end of the day. The attached 5-piece ensuite is nothing short of a personal spa. Indulge in the deep soaker tub for long, relaxing baths, or refresh in the glass-enclosed, stand-up shower. The dual vanity with sleek countertops ensures plenty of space for two, offering both practicality and luxury. The fully finished basement is an

entertainer's dream. Whether it's movie nights in the theatre room, game nights in the large rec area, or serving drinks at the custom bar with a moveable island, this space is designed for fun. Plus, there are 2 additional bedrooms and a full bathroom, perfect for guests or growing families. And then, there's the backyard... This is where the magic happens! Professionally landscaped with no expense spared, this outdoor oasis features a built-in bar, serene water fountains, lush trees for privacy, and plenty of extra storage. Fronting onto a beautiful park and connected to a scenic walking pathway system, this home is just steps from Cranston Ridge and the serene Bow River, inviting you to enjoy outdoor adventures and peaceful nature walks right at your doorstep. Families will appreciate the convenience of nearby schools and parks, offering a perfect setting for kids to play, learn, and thrive close to home. Don't miss out on this rare gem in Cranston—where community, nature, and convenience blend seamlessly in a stunning location!