



**100 Cranridge Crescent SE  
Calgary, Alberta**

**MLS # A2183890**



**\$974,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,140 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Front Yard, Lawn, No Neighbours Behind, Landscaped, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

This exceptional custom-built home is a rare gem, offering over 3000 sq ft of developed living space and unmatched style on one of the largest lots in the entire community! The south-facing backyard is a private oasis, featuring a massive custom composite deck, a charming pergola, and sunny afternoon retreats in the oversized, largest yard on the street. Step inside to discover the thoughtfully designed layout, where natural light pours into the front office, creating an inviting and vibrant atmosphere. The main living area is nothing short of breathtaking, with 20-foot ceilings, a striking custom fireplace, and floor-to-ceiling windows that flood the space with light. The gourmet chef's kitchen is a dream, boasting a large island with a breakfast bar, ample counter space, a spacious dining area, and a walk-in pantry for all your culinary needs. Head up the stunning curved staircase to the upper level, where the primary suite awaits, complete with south-facing windows, a walk-in closet, and a luxurious 5-piece ensuite with spa-like showers perfect for unwinding. Two additional spacious bedrooms, a 4-piece bathroom, and a versatile bonus room—ideal as a movie theatre, kids' play area, or second home office—complete the upper floor. The professionally finished basement adds even more living space, featuring oversized windows, a large bedroom, a full bathroom, plentiful storage, and meticulous attention to detail throughout. Cat 5 wiring to each bedroom ensures the home is well-equipped for your family's wireless needs. Situated on one of the most sought-after streets in the award-winning community of Cranston, this home combines luxury and convenience. The quiet location offers easy access to Fish Creek Park and the Bow River and is within a block of Sobeys and local shopping. Additional highlights include tall 8-foot doors, a double attached garage

with generous ceiling height perfect for a potential hoist, and a lifestyle that balances elegance with everyday practicality. Don't miss this rare opportunity to own a truly one-of-a-kind property. Schedule your showing today and prepare to fall in love with your dream home!