

\$974,900 - 75 Cranridge Heights Se, Calgary

MLS® #A2232536

\$974,900

5 Bedroom, 4.00 Bathroom, 2,505 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

A WALKOUT basement with TRIPLE GARAGE, on one of Cranston's most prestigious streets! A lifestyle of quiet, classic sophistication and breathtaking vistas. This extensively updated 5-bedroom, 4-bathroom home boasts over 3,500 square feet of developed space and is perfectly positioned on a "local traffic only" crescent, with peek-a-boo MOUNTAIN VIEWS and access to RIDGE PATHWAYS overlooking the Bow River valley. Brand new CARPETS and PAINT. New (2024) FURNACE, HOT WATER TANK, and A/C ensure year-round comfort and peace of mind. The HEATED triple garage with sink, is a hobbyist's dream and boasts brand NEW EPOXY FLOORS and 220v power for a workshop. Inside and out, this home is defined by quality and thoughtful details. 9' ceilings, timeless Brazilian cherry floors, fireplaces on two levels and a chef's kitchen with a gas range and a large granite island. Heated bathroom floors. Walkout basement offers incredible potential for a multi-generational family or deluxe guest accommodation, with a layout that is perfect for the addition of a kitchen space (any suite would require city approval to be "legal"). Large Bonus Room provides the perfect space for family time while you watch the sun set over the mountains, and the mainfloor offers a very private office space to be able to focus. Your tranquil, maturely landscaped yard is a true entertainer's oasis, complete with an irrigation system, three



natural gas connections (deck, patio and firepit), as well as pre-wiring for a hot tub. This is the one that truly has it all and needs nothing but a new family to fill it with joy and new memories.

Built in 2007

Essential Information

MLS® #	A2232536
Price	\$974,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,505
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Cranridge Heights Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0C1

Amenities

Amenities	None
Parking Spaces	6
Parking	Heated Garage, 220 Volt Wiring, Aggregate, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Closet Organizers, Vinyl Windows, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garburator, Range Hood, Window Coverings, Dryer, Electric Oven, Gas Oven, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	130
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.