

\$999,900 - 75 Cranridge Heights Se, Calgary

MLS® #A2232536

\$999,900

5 Bedroom, 4.00 Bathroom, 2,505 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SAT SEP 13 1:30 to 3PM.

BEST DEAL you'll find on a WALKOUT/TRIPLE GARAGE. This 5 bedroom, 4 bathroom home has just been updated with all NEW CARPETS; all new PAINT; new LIGHTING; new FURNACE, HOT WATER TANK and A/C (2024); and brand new EPOXY FLOOR in the HEATED triple garage (which also features 220v POWER and additional outlets if you want to create a shop space). With over 3500 SQFT OF DEVELOPED SPACE (and a home office on the main floor), this house is ideally located on a quiet "local traffic only" crescent street, boasts peekaboo mountain views from its enviable ridge location, and is just steps from the ridge pathways where you can enjoy awesome unobstructed vistas of the Bow River and beyond - all the way to the mountains. As one of the quietest locations in the entire city, the only thing that might interfere with the sound of a pin dropping is the hum of a hottub (which this home is wired for), or the lazy drone of a lawnmower (which might be mowing your IRRIGATED lawn). The property also features gorgeous exposed aggregate concrete and 3 external natural gas connections: one on the upper deck (with convenient stairs down to the yard); one on the patio outside the walkout basement; and one at the fantastic, cozy firepit with natural stone seating and flagstone patio. Home has 9 foot ceilings, timeless Brazilian cherry floors, and is also wired for network and sound. 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	\$999,900
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	Garage Door Opener, Triple Garage Attached, 220 Volt Wiring, Aggregate, Garage Faces Front, Heated Garage, Insulated, Oversized
# of Garages	3

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Vinyl Windows, Wired for Data, Granite Counters, Wired for Sound
-------------------	---

Appliances	Dishwasher, Window Coverings, Central Air Conditioner, Dryer, Electric Oven, Garburator, Gas Oven, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

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

Additional Information

Date Listed	June 26th, 2025
Days on Market	108
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.