

\$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	220 Volt Wiring, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached, Aggregate
# of Garages	3

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Wired for Sound, Wired for Data
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garburator, Range Hood, Washer, Window Coverings, Gas Oven
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	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	84
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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