

\$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 Cranston's most prestigious street! 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. The basement has an ideal layout to add a



kitchenette to make it the perfect place for a multi-generational family, or additional living quarters. 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	220 Volt Wiring, Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

Interior

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

Additional Information

Date Listed	June 26th, 2025
Days on Market	118
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.