



THE
A-TEAM

**RE/MAX
FIRST**

122 CRANRIDGE Heights, Calgary T3M 0C1

MLS® #: **A2175493**

Area: **Cranston**

Listing Date: **10/25/24**

List Price: **\$899,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **5,758 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,930**
Low Sqft:
Ttl Sqft: **2,930**

DOM

4
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Garden,Low Maintenance Landscape,Private,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`0" x 12`6"
Dining Room	Main	18`0" x 11`0"
Laundry	Main	10`6" x 10`0"
Office	Lower	15`6" x 10`0"
Bedroom	Upper	11`0" x 11`0"
Bedroom	Upper	11`6" x 10`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	11`6" x 11`0"
Living Room	Main	18`0" x 15`0"
Bonus Room	Upper	19`0" x 15`0"
Bedroom - Primary	Upper	19`6" x 13`0"
Bedroom	Upper	11`0" x 10`0"
2pc Bathroom	Main	7`0" x 4`6"

4pc Bathroom

Upper

8`0" x 7`0"

5pc Ensuite bath
Legal/Tax/Financial

Upper

11`6" x 11`0"

Title:
Fee Simple
Legal Desc:

0714044

Zoning:
R-G

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY 10/26 11:30-1:00** Welcome to 122 Cranridge Heights, a truly magnificent estate home privately situated in an exclusive enclave Cranston siding onto a green belt connecting to the Bow River pathway system. Graced with nearly 3,000 sq. ft. of harmoniously appointed living space, this home is thoughtfully crafted to create comfort and functionality in every room. The open layout flows seamlessly from the grand entryway and into the expansive kitchen, living, and dining areas that can accommodate gatherings of all sizes. The grand staircase leads you to the impressive upper level where you'll find the harmoniously appointed primary wing, 3 additional bedrooms with a shared bathroom, and a sprawling bonus room with vaulted ceilings. Complete with a partially finished lower level that awaits your personal touch. This one-of-a-kind home is just a few steps to the ridge pathway system that leads into Fish Creek Park and is within walking distance of schools, parks, playgrounds, and all of the amenities that Cranston has to offer! Recent upgrades include a new washer and dryer, gas range, microwave, furnaces, a/c, and a professionally landscaped backyard. Experience this exceptional home firsthand with our 3D Virtual Open House Tour. Contact us today to schedule a private viewing.**

Inclusions:
Property Listed By: **Shed, Half Bathroom Wood Shelf, Wood Shelving Units in Basement
RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











