



THE A-TEAM

RE/MAX FIRST

149 CRANRIDGE Terrace, Calgary T3M 0H9

MLS#: A2177460 Area: Cranston Listing: 11/05/24 List Price: \$900,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2008
Lot Information
Lot Sz Ar: 5,349 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,596
Low Sqft:
Ttl Sqft: 2,596

DOM

28
Layout
Beds: 5 (3 2 )
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard,Creek/River/Stream/Pond,Lawn,Garden,Landscaped,Street Lighting,Underground Sprinklers
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line,Garden,Private Yard

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

Kitchen Appl: Built-In Oven,Dishwasher,Dryer,Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Trash Compactor,Warming Drawer,Washer,Water Softener,Window

Int Feat: Coverings,Wine Refrigerator
Utilities: Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Breakfast Nook, Dining Room, Bedroom - Primary, Bedroom, and 4pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Office, 2pc Bathroom, 5pc Ensuite bath, Bedroom, and Bonus Room.

**Bedroom**  
**3pc Bathroom**  
**Flex Space**

**Lower**  
**Lower**  
**Basement**

**9`5" x 10`10"**  
**0`0" x 0`0"**  
**9`5" x 10`0"**

**Bedroom**  
**Family Room**

**Lower**  
**Lower**

**9`5" x 10`0"**  
**13`7" x 19`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0716326**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this stunning, upgraded 5-bedroom home, perfectly situated just a stone's throw from the scenic Cranston Ridge. With over 3,500 sq/ft of beautifully designed living space and a show-stopping backyard, this home is an entertainer's paradise! As you step inside, you'll be greeted by a grand foyer with gleaming hardwood floors that flow into a spacious, chef-inspired kitchen. This space features a large island with gleaming granite countertops, a built-in oven, a high-performance gas cooktop, a sleek range hood, and an expansive pantry. The elegant maple wood cabinetry adds warmth and sophistication, offering ample storage while perfectly complementing the modern appliances. Whether it's a quick family breakfast or a lavish holiday gathering, this kitchen is designed to impress and function flawlessly. The living room flows effortlessly into the kitchen and dining areas, inviting cozy evenings with its gas fireplace and stunning rock façade. It creates an ideal space for relaxed family time or entertaining guests in style. This level is complete with your own personal office and a large formal dining room. Upstairs, you'll find a HUGE bonus room—ideal for a play area or workout space —along with a conveniently located laundry area and 3 spacious bedrooms with WALK-IN closets. The primary bedroom is a true sanctuary, offering an expansive layout with rich hardwood floors. This generously sized retreat provides plenty of space for a king-sized bed, a cozy reading nook, or even a sitting area to unwind at the end of the day. The attached 5-piece ensuite is nothing short of a personal spa. Indulge in the deep soaker tub for long, relaxing baths, or refresh in the glass-enclosed, stand-up shower. The dual vanity with sleek countertops ensures plenty of space for two, offering both practicality and luxury. The fully finished basement is an entertainer's dream. Whether it's movie nights in the theatre room, game nights in the large rec area, or serving drinks at the custom bar with a moveable island, this space is designed for fun. Plus, there are 2 additional bedrooms and a full bathroom, perfect for guests or growing families. And then, there's the backyard... This is where the magic happens! Professionally landscaped with no expense spared, this outdoor oasis features a built-in bar, serene water fountains, lush trees for privacy, and plenty of extra storage. Fronting onto a beautiful park and connected to a scenic walking pathway system, this home is just steps from Cranston Ridge and the serene Bow River, inviting you to enjoy outdoor adventures and peaceful nature walks right at your doorstep. Families will appreciate the convenience of nearby schools and parks, offering a perfect setting for kids to play, learn, and thrive close to home. Don't miss out on this rare gem in Cranston—where community, nature, and convenience blend seamlessly in a stunning location!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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













