

100 CRANRIDGE Crescent, Calgary T3M 0J3

MLS® #: **A2183890** Area: **Cranston** Listing **12/23/24** List Price: **\$924,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 16-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **7,179 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,324**
 Low Sqft:
 Ttl Sqft: **2,324**

DOM

40
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Many Trees,Street Lighting,Open Lot,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **BBQ gas line,Lighting,Playground,Private Entrance** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	16`5" x 15`10"	Dining Room	Main	42`1" x 30`11"
Foyer	Main	29`6" x 19`5"	Kitchen	Main	42`1" x 42`8"
Laundry	Main	26`6" x 41`0"	Living Room	Main	46`9" x 86`2"
Office	Main	32`7" x 37`9"	4pc Bathroom	Upper	26`10" x 16`2"
5pc Ensuite bath	Upper	42`1" x 35`3"	Bedroom	Upper	33`1" x 35`10"
Bedroom	Upper	33`1" x 36`1"	Loft	Upper	59`1" x 48`2"

Bedroom - Primary
Bedroom
Storage

Upper
Basement
Basement

43`9" x 54`5"
51`11" x 40`9"
42`1" x 15`10"

3pc Bathroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

29`3" x 16`5"
85`0" x 67`6"
32`0" x 32`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0716326

Remarks

Pub Rmks:

This exceptional custom-built home is a rare gem, offering over 3000 sq ft of developed living space and unmatched style on one of the largest lots in the entire community! The south-facing backyard is a private oasis, featuring a massive custom composite deck, a charming pergola, and sunny afternoon retreats in the oversized, largest yard on the street. Step inside to discover the thoughtfully designed layout, where natural light pours into the front office, creating an inviting and vibrant atmosphere. The main living area is nothing short of breathtaking, with 20-foot ceilings, a striking custom fireplace, and floor-to-ceiling windows that flood the space with light. The gourmet chef's kitchen is a dream, boasting a large island with a breakfast bar, ample counter space, a spacious dining area, and a walk-in pantry for all your culinary needs. Head up the stunning curved staircase to the upper level, where the primary suite awaits, complete with south-facing windows, a walk-in closet, and a luxurious 5-piece ensuite with spa-like showers perfect for unwinding. Two additional spacious bedrooms, a 4-piece bathroom, and a versatile bonus room—ideal as a movie theatre, kids' play area, or second home office—complete the upper floor. The professionally finished basement adds even more living space, featuring oversized windows, a large bedroom, a full bathroom, plentiful storage, and meticulous attention to detail throughout. Cat 5 wiring to each bedroom ensures the home is well-equipped for your family's wireless needs. Situated on one of the most sought-after streets in the award-winning community of Cranston, this home combines luxury and convenience. The quiet location offers easy access to Fish Creek Park and the Bow River and is within a block of Sobeys and local shopping. Additional highlights include tall 8-foot doors, a double attached garage with generous ceiling height perfect for a potential hoist, and a lifestyle that balances elegance with everyday practicality. Don't miss this rare opportunity to own a truly one-of-a-kind property. Schedule your showing today and prepare to fall in love with your dream home!

Inclusions:
Property Listed By:

N/A
CIR Realty

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









