



THE
A-TEAM

**RE/MAX
FIRST**

102 CRANRIDGE Heights, Calgary T3M 0C1

MLS® #: **A2199542** Area: **Cranston** Listing Date: **03/06/25** List Price: **\$1,690,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **7,782 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,031**
 Low Sqft:
 Ttl Sqft: **3,031**

DOM

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

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Irregular Lot,Landscaped,Low Maintenance Landscape,No Neighbours Behind,Open Lot,Private,Street Lighting**
 Park Feat: **Front Drive,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Recreation Facilities,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **0714044**

Zoning: **R-G**

Remarks

Pub Rmks:

Perched along the ridge in the prestigious community of Cranston, this extraordinary executive two-storey home offers an unparalleled blend of contemporary elegance, comfort, and breathtaking natural beauty. From the moment you step inside, soaring two-storey ceilings in the foyer provide just a glimpse of the thoughtful design that unfolds throughout. A bright front-facing office, adorned with wainscoting accents, provides a sophisticated workspace just off the entrance. Beyond, the open-concept main floor is bathed in natural light streaming through floor-to-ceiling windows, framing the stunning views beyond. At the heart of the space, a striking stone-faced, double-sided gas fireplace connects the dining area with the inviting living room, where elegant beamed ceilings add a touch of timeless charm. French doors lead to the upper deck—a tranquil retreat where you can sip your morning coffee while taking in the sunrise, or dine al fresco under the starlit sky, all while overlooking the shimmering blue waters of the pool and the lush greenery of the ridge. The gourmet kitchen is a chef's dream, featuring an expansive centre island, gleaming granite countertops, new stainless steel appliances, and pristine ceiling-height cabinetry with crown molding. A generous walk-through pantry seamlessly connects to the mudroom. Upstairs, a spacious bonus room with vaulted ceilings offers versatility—ideal as a playroom, media lounge, or sophisticated retreat. The primary suite is a sanctuary of its own, boasting a walk-in closet and a spa-inspired ensuite with a jetted soaking tub, corner shower, private water closet, and quartz-topped dual vanity. Two additional bedrooms are equally well-appointed, served by a contemporary full bath. Descending to the lower level, an expansive family room opens directly to the meticulously landscaped covered patio and pool area, extending the home's luxurious indoor-outdoor lifestyle. The pool has been refreshed with new heater, pump, liner and light. A 4th bedroom and full bath provide the perfect private retreat for guests, while a wet bar-equipped theatre room ensures movie nights are an unforgettable experience. Outside, the triple-attached garage offers more than just parking—it's an ideal space for car enthusiasts to house a small collection or a space to tinker on weekend projects. Residents enjoy access to Cranston's Century Hall, a private residents' facility offering year-round recreational activities, including a splash park, skating rink, tennis courts, and a variety of community programs. For outdoor enthusiasts, miles of walking and biking trails, weave through the community, connecting to the expansive Fish Creek Park, begin just outside your back door. Nearby, the Cranston Market provides convenient shopping, dining choices, while Seton's urban district—just minutes away—offers additional amenities, including the South Health Campus, and Cineplex theatre. This exquisite ridge retreat is more than just a home—it's a lifestyle.

Inclusions:

Underground Sprinklers, Hot Tub

Property Listed By:

CIR Realty

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













102 Cranridge Heights SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 3031.91 sq ft

