

102 CRANRIDGE Heights, Calgary T3M 0C1

MLS®#: A2199542 Area: Cranston Listing 03/06/25 List Price: **\$1,690,000**

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: **Detached** City/Town: Calgary

Year Built: 2009 Lot Information

Lot Sz Ar: Lot Shape:

Residential

Finished Floor Area

Abv Saft: Low Sqft:

7,782 sqft Ttl Saft: 3.031

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

3

5 Ttl Park: 3 Garage Sz:

5 (32)

3.5 (3 1)

2 Storey

Lot Feat: Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Low Maintenance Landscape, No

3,031

Neighbours Behind, Open Lot, Private, Street Lighting Park Feat: Front Drive, Garage Faces Front, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Stone, Stucco, Wood Frame Heating: Sewer:

Flooring:

Ext Feat: BBQ gas line, Playground, Private Carpet, Ceramic Tile, Vinyl Plank

Entrance, Private Yard 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

Dimensions Level Dimensions Level Room Room

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G

Legal Desc: 0714044 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 walkthrough 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 guartz-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.

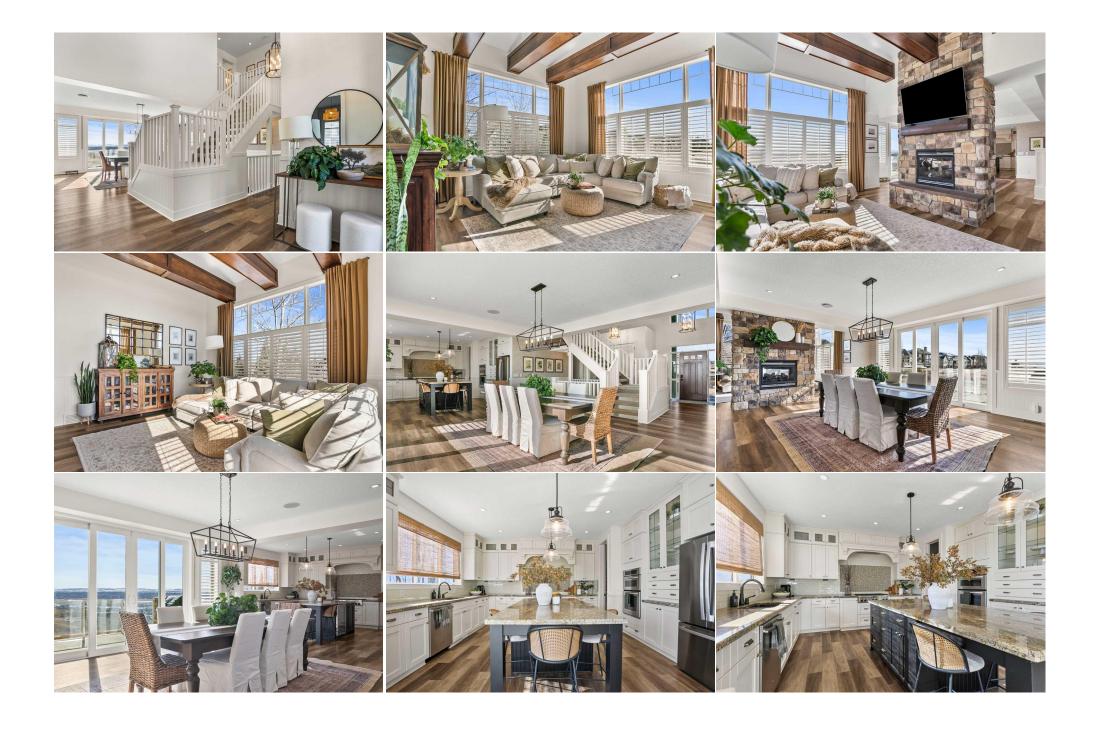
Inclusions: Property Listed By: Underground Sprinklers, Hot Tub
CIR Realty

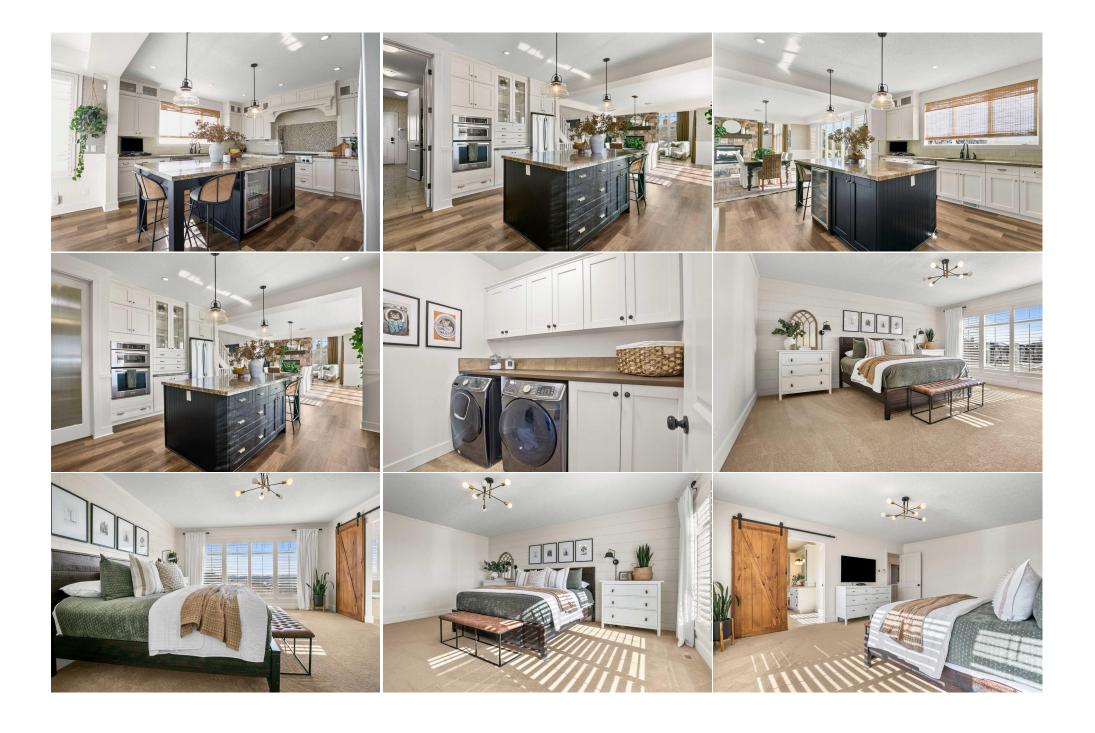
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



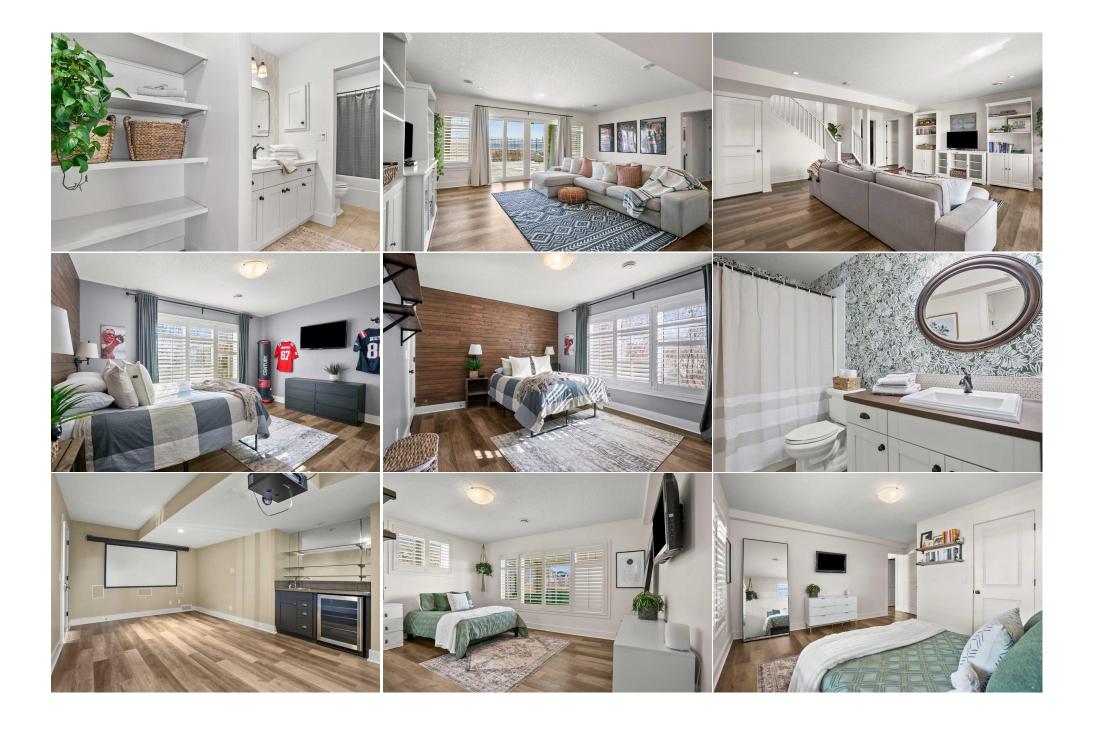


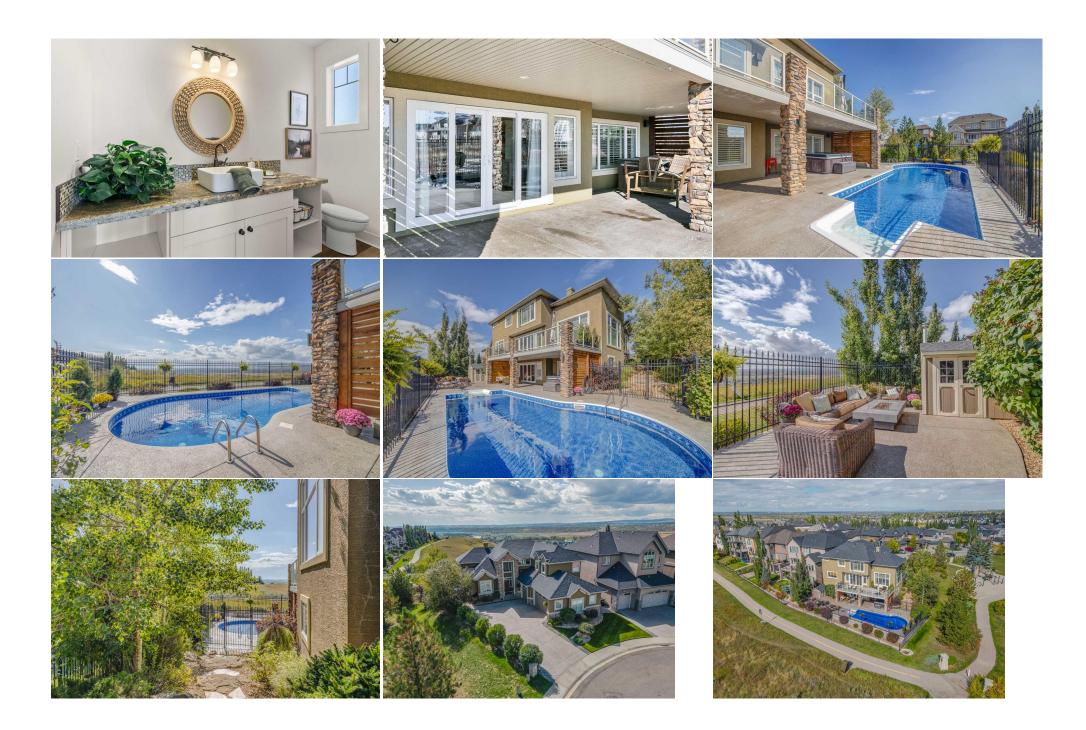












102 Cranridge Heights SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 3031 91

