



**GRASSROOTS**  
REALTY GROUP

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## 2 Cranridge Heights SE Calgary, Alberta

**MLS # A2230700**



**\$939,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,592 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Boiler, Combination, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		
<b>Inclusions:</b>	Shed		

Beautiful bi-level with a TRIPLE attached garage on a corner lot in Cranston. Pond views, close to schools, shopping & within walking distance to the Scenic Ridge. This 1681 sq ft bi-level home is in immaculate condition with \$25,000 in recent improvements, including LED lighting, new refrigerator & hood fan in the kitchen, drapes, interior and exterior painting, & epoxy in the garage & mechanical room. The entrance is highlighted with a high ceiling foyer that invites you into the home, illuminated stairs light the way to the main floor or the fully finished basement. The dining room is a large space, perfect for hosting dinners, with a full den/office across the hall. The large open kitchen features white glass cabinetry, a large corner pantry, lots of storage and ample space on the granite counter and island for preparing meals. The spacious living room and breakfast nook are separated by a 3-sided glass fireplace and large mantle, with the back deck and garden accessed through the breakfast nook leading to a beautifully landscaped garden, with in-ground sprinklers. The primary bedroom is located on the main floor with a large walk-in closet and ensuite with two vanities, a soaker tub, and a tile and glass enclosed shower, and a separate water closet with a bidet. The fully finished basement offers a large recreation space, with two additional large bedrooms and huge bathroom with dual vanity, jetted soaker tub and a steam shower!. The basement is kept cozy with in-floor heating and a second gas fireplace. Attached triple garage had the floor recently refinished and is an ideal space for a car-lover or a workshop for your hobbies!, in-floor heating, central vac, wash tub, built in speakers and tons of space! Call your realtor and book your showing today!! Open House Sunday June 22. 1:00 - 4:00

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