



GRASSROOTS
REALTY GROUP

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105 Cranridge Heights SE
Calgary, Alberta

MLS # A2315807



\$1,099,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,549 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, No Back Lane, Private, See Remarks, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	SHED, HOT-TUB		

---OPEN HOUSE SAT 12-3PM!---Welcome to this exceptional home on a premium corner lot, just steps from the breathtaking Fish Creek Park and scenic walking ridge. Featuring a triple attached garage and high-quality finishes throughout, this stunning property offers the perfect blend of luxury, comfort, and lifestyle. The bright open-concept kitchen is designed for entertaining and flows seamlessly into the impressive main floor living room with soaring two-storey windows that fill the space with natural light. Step outside to your sunny west-facing deck featuring a custom stone fireplace, creating the perfect outdoor retreat for relaxing evenings year-round. Upstairs, the oversized primary retreat offers a spa-inspired 5-piece ensuite, while the spacious bonus room overlooks the park and ridge area. Two additional generously sized bedrooms complete the upper level. The professionally developed basement adds even more living space with a large entertainment room, wet bar, additional bedroom, and plenty of room for family gatherings or movie nights. Outside, enjoy the professionally landscaped and fully fenced backyard complete with underground irrigation, privacy, and an included hot tub. Located within walking distance to the amazing ridge pathways and nature views, this home truly offers an unbeatable lifestyle in one of Calgary's most desirable locations.-virtual tour available-