

# \$759,000 - 135 Cranridge Crescent Se, Calgary

MLS® #A2214116

**\$759,000**

4 Bedroom, 4.00 Bathroom, 2,106 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

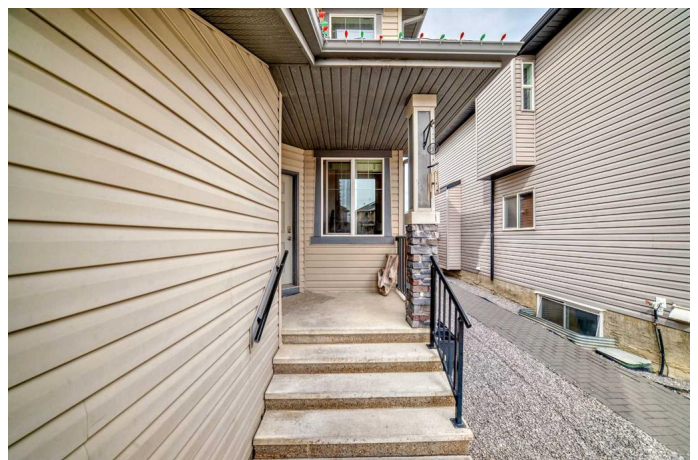
Welcome to this beautifully maintained and feature-rich home nestled on a quiet street in sought-after Cranston—just a short walk from schools, Century Hall, and Cranston Market. Situated on an extra-long 40-meter lot, this property offers an incredible backyard—perfect for families, entertaining, or future landscaping dreams.

Step inside to discover over 2,500+ sq ft of finished living space, including 3 spacious bedrooms upstairs plus a 4th in the fully developed walk-up basement. The main floor boasts 9'™ ceilings, hardwood and tile flooring, elegant pot lights, and a beautiful maple fireplace that anchors the cozy great room.

The kitchen is a chef's dream with granite countertops, 42"• cabinets, stainless steel appliances, and a garburator. A large dining nook, private den with double French doors, and a grand open foyer with wide staircase complete the main level.

Upstairs, the primary suite is a true retreat, featuring a spa-inspired ensuite with a 48"• shower, soaker tub, and extended vanity. Two additional large bedrooms, a massive bonus room with 9.5'™ ceilings, bright windows, and surround sound rough-in round out the upper level.

The walk-up basement adds incredible



flexibility with a large recreation area, bedroom, full bath, storage space, and 220V plug-in”ready for a future kitchen suite.

This home is the total package”location, layout, and livability. Don”t miss your chance to own in one of Calgary”s most vibrant communities. Book your showing today and imagine the possibilities!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214116    |
| Price          | \$759,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,106       |
| Acres          | 0.11        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 135 Cranridge Crescent Se |
| Subdivision | Cranston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | t3m 0n7                   |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Other                                                |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Heating Central, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features Private Entrance, Private Yard, Storage, Outdoor Kitchen

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 23rd, 2025

Days on Market 54

Zoning R-G

HOA Fees 146

HOA Fees Freq. ANN

## Listing Details

Listing Office URBAN-REALTY.ca

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