



DON'T GAMBLE WITH YOUR HOME.  
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## 14 Cranridge Heights SE Calgary, Alberta

MLS # A2213964



**\$989,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,333 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	None		

Welcome to 14 Cranridge Heights, a fully updated and turn key Baywest Custom home! Every aspect of this magnificent home is done to perfection. Enter the foyer and be wowed by the gleaming onsite finished maple hardwood floors and nine foot ceilings that flow throughout the main level. Fully enclosed office is spacious and bright, featuring large window and glass doors for optimum light and privacy. The large front hall closet conveniently bypasses to the back mud/laundry room and is equipped with occupancy sensors for complete ease. The great room is precisely that, with large bright windows, stone fireplace and ample seating. The custom smart blinds are not only stylish, but very functional as they can be programmed, offer a privacy setting and can be controlled by a remote or cell phone. The great room flows to the dining, offering plenty of entertaining space for dinner parties or family gatherings. Sleek gourmet kitchen features top end appliances, including new Bosch smart refrigerator and dishwasher. Wall mount ovens and gas cooktop are a chef's dream and the oversize granite island with seating provides ample prep space and opportunity for conversation. Custom top mount lighting, endless storage and a bypass pantry complete this extremely functional dream kitchen. Step outside to the spacious veranda and enjoy ridge views in the winter, and an oasis of green privacy in the summer. Upstairs, the self enclosed expansive master is a true retreat, with gas tiled fireplace and opulent ensuite featuring double vanities, oversize soaker tub, enclosed water closet and large steam adaptable glass shower. Both the ensuite and the ample walk in closet have occupancy lighting sensors for ease and safety. Two other ample bedrooms grace the second floor, both with louvered closet doors and large bright windows. The lower third level is a full walk out,

resplendent in light! A third fireplace in the media/recreation room provides a cozy feel and there is plenty of room for gym, games and even a full wet bar; a true entertaining space! Another ample bedroom and 3 piece bath boasting in floor heat complete the package. The front double attached garage is not only extra wide, but over height, and could accommodate a golf simulator, or 2 large vehicles with oodles of storage. This one of a kind home comes with every convenience; central a/c, tankless Rinnai hot water system, central vacuum, irrigation, bbq gas line, upgrade insulation, stamped concrete covered back patio and even exterior seasonal plugs. Large backyard is a true haven, with landscaping and mature blossoming trees, to be enjoyed from either the main floor veranda or walk out lower patio. The curb appeal is endless with stucco finish, aggregate drive and walkway, and it is all located on one of Cranston's most desirable streets. This is truly a remarkable home, inside and out, top to bottom, absolute quality and style throughout. You WILL be impressed! OPEN HOUSE SAT. APRIL 26 1-3:30