

## 30 Cranridge Heights SE Calgary, Alberta

**MLS # A2276449**



# \$1,899,000

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,405 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Side, Oversized, Tri		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Built-in Coffee Machine, Upright Cabinets and vise in Garage, Patio furniture (table, 4 chairs, wicker bench +2 chairs, coffee table and portable heater) Vise and drill press in workshop

Experience the pinnacle of ridge-side living in this masterfully updated executive estate, where architectural grandeur meets "better-than-new" turnkey peace of mind. Perched on a premier lot in the prestigious community of Cranston, 30 Cranridge Heights SE offers a rare combination of custom craftsmanship and breathtaking natural beauty. This expansive home, boasting over 5,300 square feet of meticulously developed living space, has been thoughtfully refreshed from top to bottom. Recent investments elevate this property into a class of its own, including a fresh coat of paint throughout the entire interior, two brand-new high-efficiency furnaces, and two new air conditioning units to ensure year-round climate perfection. The exterior has been equally refined with upgraded stucco exterior, newer garage doors, and landscaping completed in 2023 that features roughed-in irrigation, allowing you to move in with absolute confidence. The heart of this home is centered around its world-class location and the unmatched vistas of the Bow River Valley and the majestic Rocky Mountains. The addition of a stunning sunroom in 2025 serves as a private gallery for nature, providing an incredible space to soak in Calgary's most iconic sunsets and valley views. Inside, the grand foyer makes a lasting impression with its soaring ceilings, crystal chandelier, and elegant spiral staircase. The main floor is an entertainer's dream, featuring massive windows that frame the mountains and a designer kitchen equipped with professional-grade Wolf, Sub-Zero, and Miele appliances. A two-story, double-sided fireplace anchors the formal living and dining areas, while a dedicated executive office with custom built-ins offers a private retreat for the modern professional. The upper level continues the theme of luxury, connected by a walkway that offers views from nearly every angle.

The primary suite is a sanctuary of tranquility, complete with a private balcony, its own double-sided fireplace, and an expansive spa-like ensuite featuring a marble-detailed steam shower and a relaxing aerated tub. With a total of six generous bedrooms and 4.5 bathrooms, there is ample space for family and guests alike. The fully finished walk-out basement is designed for recreation and high-end hosting, featuring heated floors, a full wet bar, and a large family area. Stepping outside, the west-facing backyard is a landscaped oasis, complete with gas lines for your BBQ and propane firepit, perfect for enjoying crisp Alberta nights while watching the sun dip below the peaks. Beyond the property line, Cranston offers an unparalleled lifestyle with an expansive network of pathways along the Bow River, convenient access to the South Health Campus and YMCA, and a wealth of local dining and retail. Combining a prime location with significant recent upgrades and over 5,300 square feet of luxury, this home is a rare, one-of-a-kind opportunity in one of Calgary's most sought-after communities.