



Forza Realty Inc

Proudly Presents



61 Cranridge Heights SE

In Cranston Estates

\$889,900

Brought to you by:

Robert G Tartamella

Broker / Owner

MLS Million Dollar Club Member



Features of this Home

Main Floor Features

- Panoramic City Views and Mountain Views with Extensive Upgrades through out the entire home.
- Open Entryway with Dramatic 18' Ceilings and an Open Curved Staircase.
- Upgraded Porcelain Tile and Shag Carpet Through Out.
- A Formal Dining Room Accented with Coffered Ceilings.
- A spacious Great room with a Remote Controlled Gas Fireplace and Pre-wired for 7.1 Surround Sound.
- A True Gourmet Island Kitchen that Features Custom Espresso Cabinets with Marble Counter Tops, Top of the Line Stainless Steel Appliances complete with Dual Wall Ovens and a Built-in Wine Cooler, a Raised Breakfast Bar and a Walk-thru Pantry.
- A large Nook off the Kitchen with Patio Doors leading out to the Deck.
- A Main Floor Laundry Room Separate from the Mud room and a 2 Piece Guest Bathroom.

Upper Level Features

- A large Master Suite complete with a Retreat Area and featuring 2 Large Closets (One a Walk-in) and an Lavish 5 Piece Ensuite featuring Extensive Tile work, a Deep Corner Soaker Tub, a Marble Vanity with Dual Sinks and a Custom Tiled Walk-in Shower equipped with dual Shower Heads (Rain Shower and Standard).
- 2 more generously sized Bedrooms and the 4 Piece Main Bath.

Lower Level Features

- A Full Walk-out Basement with a High Efficiency Furnace and Hot Water Tank and Roughed-in for Central Air.
- Radiant In-Floor Heating and 9' Ceilings Through-out for

Exterior Features

- Captivating Panoramic Downtown City Views from the Main and Upper Levels out the back of the Home and Mountain Views out the Front.
- A Huge 23' x 21' Wrap Around Deck featuring a DuraDek Finish and Glass Panel Railings with a convenient Gas Line for a BBQ.
- A Fully Equipped Triple Front Attached Garage complete with 8' Doors, a Gas Line for a Heater, Sink & Floor Drains, 220V wiring, and a Drive-Through 3rd Bay with room for Boat or RV Parking in Behind.
- Across the street from Ridge Walking Paths and Green spaces overlooking Fish Creek in the Bow River Valley.
- Quick Access to Deerfoot Trail and Highway 22X and close to Major shopping.



Detailed Upgrade List

- Macabi Shag Carpet with 8lb Underlay, Pantheon 18" Tile, Custom Tile in the Master Ensuite and Marble Floor in the Master Shower **\$16,000**
- Marble Counter-tops in the Kitchen & Bathrooms **\$13,000**
- Kitchen Appliances – Jenn Air 36" Cook Top, Kitchen Aid Stainless Steel 81" SxS Refrigerator, Kitchen Aid Stainless Steel Dual Wall Ovens with Microwave, Bosch Top Control Panel Dishwasher, Danby Built-in Dual Zone Wine Fridge **\$14,000**
- Custom Espresso Finish Cabinetry through out, Stained Maple Niches, Cabinets and Countertop in Laundry room, upgraded Handle Hardware **\$7,000**
- Wire / Glass / Mirrors - Full Height Mirrors in Bathrooms (except half), upgraded from entry closet, upgraded Titanium Shelving (rest of house) **\$4,500**
- Custom 10mm Glass and Tile shower with Dual Shower Heads in Master Ensuite **\$6,000**
- Spindle Railing across the Upper Floor **\$1,960**
- Smooth Skin Doors – upgraded 6" Baseboards and Door Headers **\$2,000**
- Upgraded Vermont Castings Fireplace with Thermostat, Remote Controlled, Six Speed Fan, Six Flame Levels **\$1,200**
- Light Fixture upgrades through out **\$4,500**
- 9 Foot Ceiling Height in the Basement and the Main Floor **\$5,000**
- Spindle Railing and Developed Stairway to Basement **\$5,150**
- Walkout Basement Exterior Finishing Package including Windows and Door **\$25,000**
- Radiant In-floor Heating in Basement **\$13,500**
- Deck Size with Duradeck Finish, Glass Panel Railing, Soffit & Fascia, Lighting **\$26,000**
- Upgraded Front Door and Transom **\$2,500**
- Add Third Garage Bay with 2 Overhead doors **\$18,500**
- Electrical Upgrades - Pot Lighting, Decora Switches & Plugs, Dimmers through out, 220v and multiple 120V in garage, 7.1 Home Theatre R/I in Great Room, extra cable outlets, exterior plugs (ex. deck) **\$4,400**
- Plumbing Upgrades - Garage Sink and Floor Drains, Bathroom Fixtures , Kohler Undermount sinks, Delta Rhythm Series taps, Blanco Kitchen sink, Garberator, multiple hose bibs **\$3,500**



Detailed Upgrade List Continued

- Rounded Soft Corners and Knock-down Textured Ceilings throughout
- Large Basement windows; meets egress for future Basement Development
- Custom Built Fireplace Mantle and Columns in Espresso Stained Maple
- Maple Pantry Door stained Espresso to match cabinets with narrow Reed Decorative Glass insert
- Wall paint - Premium Eggshell Acrylic Latex; 1 primer and two finish coats
- Garage Door Opener with two Remotes
- Central Vacuum rough-in including Toe-kick Dust Pan
- Security System rough-in
- Full Height Tile Backsplash with 12"x12" Tile installed in a diagonal pattern
- Western Pottery 1.6 gallon flush toilets
- Luxurious, Oversized Corner Soaker Tub in Master Ensuite accented with 2 large Privacy Glass Windows
- Stylish Pedestal sink with Beveled Oval Mirror in the Half Bath

Greenboro Energy-Efficient Homes - Good for you, Good for the environment.

- Sol-R-Shield Energy Saving Glass.
- Lennox 92% Efficient Furnace (High Efficiency)
- Programmable Thermostat that reduces your costs by up to 33% annually
- 48-gallon 82% recovery efficient Bradford Power-vented Hot Water Tank (High Efficiency)



Property Details

Residential

61 Cranridge Heights SE

LP: \$889,900



Single Family
223.4 Square Meters

2 Storey
2405 Square Feet

MLS#: C3297098
Yr Built: 2007

| | | | |
|-----------------------|----------|----------------------|------------------------------|
| Rooms above grade: | 7 | Finished Fireplaces: | (1) Gas Fireplace |
| Bedrooms above grade: | 3 | Basement: | Walk-out / Full |
| Total Bedrooms: | 3 | Development: | Un-Finished |
| Full Bathrooms: | 2 | Parking: | Triple Front Attached |
| Half Bathrooms: | 1 | | Garage |

General Information:

| | | | | | |
|-----------------|------------------------|-----------------|-------------------------|------------------|--------------------------|
| Legal Plan: | 0714044 | Block / Unit: | 52 | Lot / UF: | 13 |
| Lot Frontage: | 23.2 Meters | Lot Depth: | 37.6 Meters | Lot Shape: | Reverse Pie |
| Land Use: | R-1 | Surveys: | RPR / 2007 | Lot Faces: | South West |
| Construction: | Wood Frame | Warranties: | C-New | Exterior Finish: | Stucco / Stone |
| Foundation: | Concrete | Roofing: | Asphalt Shingles | Flooring: | Carpet & Tile |
| Heating: | FA-1 / In-Floor | Heating Fuel: | Natural Gas | In-Fill: | No |
| Fireplace Fuel: | Natural Gas | Finished Lvl's: | 2 | Total Parking: | 6 |

Rooms And Dimensions:

| | | | | | |
|-----------------|---|--------------------|-----------------|---|--------------------|
| Living Room: | M | 4.88 x 4.27 | Master Bedroom: | U | 5.91 x 3.96 |
| Dining Room: | M | 4.27 x 3.32 | Bedroom #2: | U | 3.35 x 3.23 |
| Kitchen: | M | 4.33 x 4.15 | Bedroom #3: | U | 3.35 x 3.05 |
| Breakfast Nook: | M | 3.54 x 3.35 | Laundry Room: | M | 2.90 x 2.13 |
| Other: | | | Other: | | |
| Other: | | | Other: | | |

Floor Areas:

| | Sq.M | Sq.Ft |
|--------|--------------|---------------|
| Upper: | 98.1 | 1056.0 |
| Main: | 125.3 | 1349.0 |
| Above: | | |
| Total: | 223.4 | 2405.0 |
| Lower: | | |

| | | | | | | | | | | | | | |
|------------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|----------|
| Bathrooms: | 1pce | 2pce | 3pce | 4pce | 5pce | 6pce | Ensuites: | 1pce | 2pce | 3pce | 4pce | 5pce | 6pce |
| | 0 | 1 | 0 | 1 | 0 | 0 | | 0 | 0 | 0 | 0 | 1 | 0 |

Mortgage And Tax Information:

| | | | |
|-------------------|------------------|----------------------|---------------------------|
| Mortgage Balance: | \$0.00 | Mortgage Lender: | N/A |
| Cash To Mortgage: | \$889,900 | Term Due: | N/A |
| Payments: | N/A | Annual Property Tax: | \$TBV |
| Interest Rate: | N/A | HOA Fee: | \$254 / Year - TBV |

Additional Information:

Goods Included:

Refrigerator
Dual Built-in Wall Ovens
Counter Top Stove
Built-in Dishwasher
Hood Fan
Built-in Wine Cooler
All Window Coverings
Garage Opener with 2 Controls

Other Features:

Deck
9' Ceilings
18' Ceilings
2x6 Exterior Walls
No Smoking Home
No Pet Home
Smoke Detectors

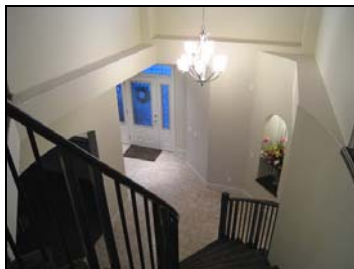
Site Influences:

Walk-out Lot
City / Downtown Views
Mountain Views
No Back Lane
Playground Nearby
Shopping Nearby
Golf Nearby

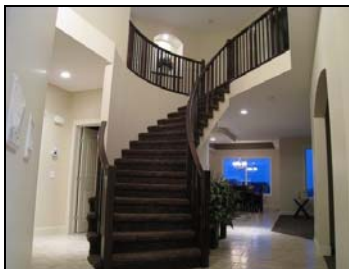
Attached Goods Excluded: N/A



Additional Photos



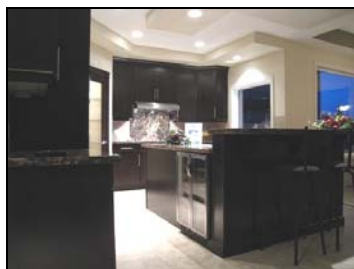
Grand Entry with 18' Ceilings



Open Curved Staircase



Custom Espresso with Marble Tops



Top End Stainless Steel Appliances



Spacious Nook with Patio Doors



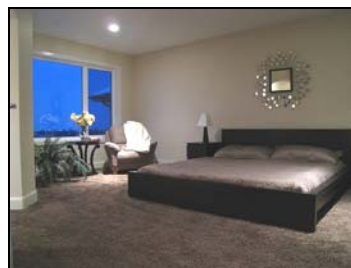
Great Room with Remote Gas FP



Dining Room - Coffered Ceilings



Main Floor Laundry Room



Luxurious Master Suite



Retreat Area with City Views



Custom Tiled Lavish Ensuite



Rain & Standard Shower Heads



Full Walk-out Basement



23' x 21' Wrap Around Deck



City Views from the Deck



Main & Upper Floor Plans

MAIN FLOOR PLAN



UPPER FLOOR PLAN

