

\$576,000 - 301 Cramond Close Se, Calgary

MLS® #A2151262

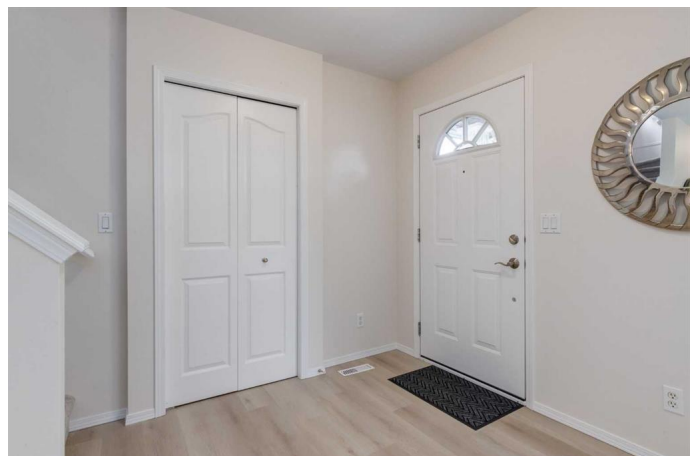
\$576,000

3 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

STUNNING Cranston two story home with 1556 sq ft of living space and an oversized 24 x23 heated double garage with a South facing back yard, ideally located only minutes away from schools, playparks, amenities, and major roadways. BEAUTIFULLY UPDATED with new luxury vinyl flooring, new carpeting, new light fixtures, new blinds, new trendy paint throughout, and more are sure to impress! This Morrison built home was designed with extra windows, expansive staircase and hallways, which crate a bright, sunny, and inviting ambiance. A spacious foyer and large Living room welcome you into this lovely starter home! Expansive kitchen showcases an abundance of cabinetry, extended glass dining hutch, new stainless-steel fridge, new microwave and ample space for a large dining table. Convenient 2 pc powder room off the back door completes the main level. 3 bedrooms up with a 4 pc bathroom with features two doors, one being to the primary bedroom for privacy. All bedrooms are generous in size and include NEW BLACKOUT BLINDS. Lower level is fully developed featuring an entertainment room, also ideal for an office, 3 pc bathroom, bedroom, and laundry room. Backyard is a little oasis boasting a lovely stamped concrete patio, several beautiful flourishing trees, and is fully fenced! HEATED OVERSIZED DOUBLE GARAGE is a MECHANICS DREAM! Natural gas furnace, 220 volt electrical panel and a ventilation fan compliment the garage. Only a



few minutes to Stoney Trail, Deerfoot Trail, South Campus Hospital, Seton Shopping Center, New YMCA, Movie Theatres, and more - Cranston creates an ideal lifestyle for families. The community center which features an outdoor splash park, tennis courts, skateboard park, play structures, outdoor arenas in the winter is a haven for active children. Imagine living in this property and community which are truly perfect to call your new home. VACANT AND MOVE IN READY...Call now to book your viewing on this amazing property.

Built in 2002

Essential Information

MLS® #	A2151262
Price	\$576,000
Sold Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	301 Cramond Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1B9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 29th, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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