

# \$574,800 - 288 Cramond Close Se, Calgary

MLS® #A2170301

**\$574,800**

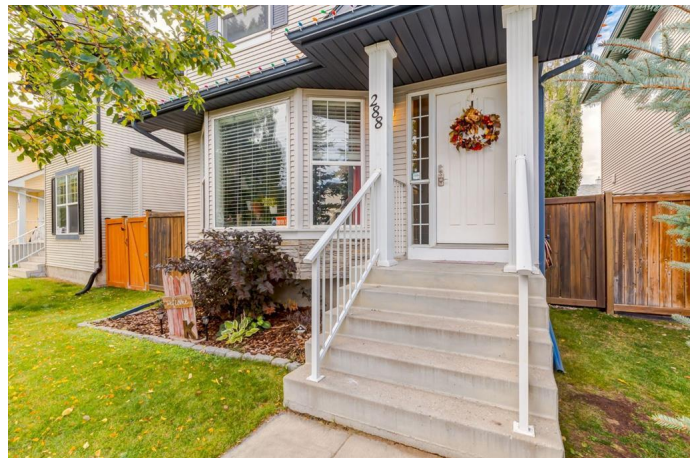
4 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

\*Open House Sunday October 20th

2:00-4:00PM\* This is the home you've been waiting for! Perfectly located in the heart of Cranston, this charming property is just steps away from playgrounds, schools, public transit, shopping and Fish Creek Provincial Park. The west-facing backyard is a true retreat with a large cedar deck with gas line for a barbecue, privacy lattice, and ample space to relax or entertain. Inside, you'll be welcomed by natural light, tasteful finishes, and the warmth of an updated, move-in ready home. The spacious family room is centered around a cozy gas fireplace with an updated mantle and stylish stonework. The open-concept kitchen features a new stainless steel appliance package, new granite countertops, a kitchen island, corner pantry, and a large dining area perfect for gatherings. The laundry is conveniently located in the updated 2-piece main floor bathroom. Upstairs, you'll find three bedrooms, including the primary suite with an updated 4-piece ensuite bathroom & walk-in with California Closets organizers. The fully finished basement adds even more living space with a large recreation room, a fourth bedroom, and ample storage. This home also boasts valuable upgrades including central air conditioning, a water softener, stylish new lighting throughout and a heated, insulated double detached garage. Whether you're a first-time homebuyer, an investor, or a family looking for your next move, this property checks all the boxes. Check out the virtual tour



and book your showing before it's gone!

Built in 2002

### **Essential Information**

MLS® #	A2170301
Price	\$574,800
Sold Price	\$569,700
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	288 Cramond Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1B9

### **Amenities**

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2024
Date Sold	November 12th, 2024
Days on Market	40
Zoning	R-G
HOA Fees	189.52
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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