

63 Cramond Green SE
Calgary, Alberta

MLS # A2177747



\$530,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,253 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: All furniture, TV's and soundbars can be negotiated

Welcome to this stunning, upgraded, and lovingly maintained 2-story home, perfectly situated on a quiet street across from beautiful green space and a park. No condo fees! The open kitchen boasts stainless steel appliances, a gas stove, and granite countertops—a dream for any home chef. The bright and inviting living room features a large bay window, a cozy fireplace, and a crisp ceiling with crown molding for an added touch of elegance. Step outside to your private, peaceful backyard with a deck, ideal for relaxing or entertaining. The property also includes a double detached garage that’s heated and insulated. Downstairs, a developed basement offers extra living space, complete with a bathroom and wet bar. Upstairs, you’ll find three spacious bedrooms, including a master suite with dual closets, one of which is a walk-in. Recent upgrades include luxurious hardwood floors, a fresh kitchen backsplash, a landscaped lawn, humidifier, and range hood. Conveniently located near shopping, dining, golf courses, South Health Campus, Fish Creek Provincial Park, and with quick access to Stoney Trail, this home truly has it all!