

46 Cramond Crescent SE
Calgary, Alberta

MLS # A2179114



\$530,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		

Inclusions: Hot Tub

Welcome to this lovely 3-bedroom, 2-bathroom home in the desirable community of Cranston. Nestled on a quiet street with a playground on the corner, this property offers a perfect balance of comfort, convenience, and family-friendly living. Step inside to find a bright front living room, a welcoming space ideal for relaxation or hosting guests. The kitchen, featuring laminate countertops, stainless steel appliances, and a cozy eating nook, is perfect for preparing meals or enjoying casual dining. From here, the back door leads to a spacious backyard, complete with a large deck, hot tub, and fire pit—ideal for outdoor entertaining or simply unwinding after a long day. The backyard also provides access to the double detached garage, offering plenty of storage and parking options. A convenient 2-piece bath on the main floor adds an extra layer of practicality. Upstairs, three generously sized bedrooms await, each offering ample closet space. The 4-piece bathroom on this level is both functional and family-friendly, with enough room for everyone to get ready for the day. Downstairs, the unfinished basement offers endless potential, with a great layout that allows for the addition of a 4th bedroom, an open recreation room, or any space you envision. Whether you need a home office, gym, or media room, the possibilities are endless. Cranston is a well-established, family-oriented neighbourhood with a wealth of amenities nearby. Schools, shopping, parks, and recreational paths are all within walking distance. Plus, with quick access to Deerfoot and Stoney Trails, commuting around the city is a breeze. This move-in-ready home is a wonderful opportunity to establish roots in a vibrant, thriving community. Don't miss the chance to make it your own!