275 Cramond Circle SE
Calgary, Alberta

MLS # A2205583

$535,000

Division:	Cranston
Type:	Residential/House
Style:	Bi-Level

Size:	853 sq.ft.	**Age:**	2004 (21 yrs old)
Beds:	3	**Baths:**	2

Garage:	Double Garage Detached
Lot Size:	0.08 Acre
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Priv

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	R-G
Foundation:	Poured Concrete		**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)			

Inclusions:	Hot Tub

Welcome to this beautifully maintained bi-level home, ideally situated on a corner lot (one neighbour & tons of extra parking) in the sought-after community of Cranston! The open-concept main floor features vaulted ceilings, hardwood floors, creating a bright and airy atmosphere. The main floor has been freshly repainted, and the kitchen has been stylishly updated with quartz countertops, new backsplash, refinished cabinets, and stainless-steel appliances including a gas stove and french door fridge! Two generously sized bedrooms and a full 4-piece bath complete the main level. Downstairs, you'll find a spacious rec room centered around a gas fireplace which currently is used as a fitness area, along with a large third bedroom, laundry, storage and another 4-piece bathroom and laundry room + storage. Enjoy the private backyard with a flex side yard off the kitchen and greenspace in the rear plus, sprinkler system and your very own hot tub. A double detached garage provides plenty of space for parking and storage. This home also features a new roof offering peace of mind for years to come. Located close to schools, shopping, and convenient transportation options, this is a fantastic opportunity to own a truly turn-key home in one of Calgary’s most desirable communities.