

**128 Cramond Crescent SE
Calgary, Alberta**

MLS # A2241389

\$564,500



Division:	Cranston		
Type:	Residential/House		
Style:	Bi-Level		
Size:	854 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Pa		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Built-in Features, Central Vacuum, Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Wall mount dresser (primary bedroom), tv mounts, washer/dryer, microwave, hot water on demand, water filter/softner system, vacuflo & attachments, fridge, dishwasher, gas range, window coverings.

OPEN HOUSE: Sunday January 18 from 11-2pm. Welcome to 128 Cramond Crescent SE in the highly sought-after community of Cranston. This extraordinary, well cared for bi-level home is situated on a south facing, 4327 square foot CORNER LOT with no sidewalks to shovel and quick access in and out of Cranston. The home boasts 1567 square feet of developed living space, two large bedrooms, large office (could potentially be a 3rd bedroom), two and a half baths and loads of updates and upgrades including: furnace (2023), shingles (2019), tankless hot water on demand (2018), central air conditioning, vaulted ceilings, Kinetico filtration system, soft water system, gas range, 4 piece ensuite, walk-in closet, insulated and heated double car garage, RV/additional parking pad, plenty of street parking, updated lighting, poured and stamped concrete walkways, multiple outside lounging areas, private corner lot with loads of natural sunlight; and the list goes on (please see supplementary document attached to the listing). Bi-level, corner lot homes in this condition with this many upgrades do not come along often! Cranston, is an award winning community known for its proximity to amenities such as parks, shopping, schools, South Health Campus hospital and dining and entertainment options. It also provides for easy access to Stoney, Deerfoot and Macleod Trail.