

**276 Cramond Close SE**  
**Calgary, Alberta**

**MLS # A2274467**



# \$489,900

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                               |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,131 sq.ft.                           | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad                |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                       |                   |     |
|--------------------|---------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |                   |     |

**Inclusions:** None

This perfectly laid out home, in one of Calgary's most popular communities, is 100% MOVE-IN READY with "big ticket" updates like the roof, furnace and carpet already done! And the best part is that you don't have to pay for someone else's cosmetic updates that aren't exactly what you want! Ideal for families and for hosting guests, the open-concept main floor feels bright and airy thanks to abundant windows and its east-west orientation. Upstairs, the Master suite features a generous walk-in closet, while the two additional bedrooms provide ample space for everyone. A full bathroom completes the smart upstairs layout and the Lower Level is ready to become exactly what YOUR LIFESTYLE says it should be! The sunny backyard and deck provide the perfect spot for play time, barbecues & evening firepits, and still has space for you to build the garage YOU've always wanted! You'll also quickly fall in love with living in Cranston... One of Calgary's most loved communities, it has a fantastic Recreation Center, quality schools, parks, pathways, shops, restaurants, and quick access to Fish Creek Provincial Park. And with Deerfoot and Stoney Trails close by, commuting and errands are effortless. Don't buy someone else's dream... live YOUR dream right here! Make this opportunity yours before someone else does!!