



**GRASSROOTS**  
REALTY GROUP

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**58 Cramond Close SE**  
**Calgary, Alberta**

**MLS # A2232992**



**\$539,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Wardrobes in Secondary Bedrooms, Storage Unit in Laundry Room, Shed

Welcome to this beautifully updated and well-cared-for home nestled on a quiet street in the desirable community of Cranston. The main floor offers a bright, open-concept layout featuring a large living room, a recently renovated kitchen with modern quartz countertops, stainless steel appliances, and ample cabinet space—perfect for both everyday living and entertaining. The adjoining dining area leads out to a spacious deck, ideal for summer gatherings. Upstairs, you’ll find three comfortable bedrooms including a generous primary suite with a walk-in closet, along with a full 4-piece bathroom. The fully finished basement provides even more living space with a cozy family room, an additional bedroom, and a full bathroom—perfect for guests or a growing family. Outside, the landscaped backyard is fully fenced and includes a deck, stone patio, a convenient dog run, and space for future garage development with back lane access. New roof in 2018 and new furnace and hot water tank installed in 2020. Located close to schools, parks, shopping, and with easy access to Deerfoot and Stoney Trail, this move-in-ready home offers the perfect blend of style, function, and location.