



**GRASSROOTS**  
REALTY GROUP

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**31 Cramond Green SE**  
**Calgary, Alberta**

**MLS # A2240631**



**\$538,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Alarm/Security System (not monitored), Cabinets in Dining Room, Metal Shelving in Storage Room, Garden Box, Pergola and BBQ Shelter on Deck

**RARE SEMI-DETACHED BUNGALOW | RENOVATED | OVERSIZED DOUBLE GARAGE | WALKABLE TO AMENITIES!** This beautifully renovated home has an excellent location within the community, across the street from a playground and easy walking distance to an abundance of amenities including parks, playgrounds, sports fields, the Cranston Residents Association at Century Hall, the pond and pathway system, numerous schools and the shops, services and restaurants at Cranston Market. This family-friendly community also boasts quick access to the main thoroughfares of Deerfoot TR, Stoney TR and the 22X. This property has a very functional floor plan with plenty of living space and storage. The main level greets you with an inviting entry opening to the spacious living room that is wonderfully comfortable and features bright windows overlooking the playground and greenspace. The dining area is adjacent to the kitchen that offers quartz countertops, herringbone tile backsplash, full stainless steel appliance package including a gas stove, double undermount Blanco silgranite sink, sleek flat panel cabinets and cupboards, corner pantry and a breakfast bar with pendant lighting. The main level is completed with a full 4-piece bathroom and 2 generous bedrooms including the primary suite with patio doors leading to the massive multi-level deck and back yard space. The lower level boasts a smart layout with a spectacular 3-piece bathroom featuring a massive, custom full-tile walk-in shower, a huge recreation/games room, dedicated laundry room with built-in cabinets, storage room and a huge "x " bedroom with a full room width walk-in closet. The property also boasts an oversized "x " double garage that is drywalled, insulated and has 240V power. The list of upgrades

and additional features includes wood grain plank tile on the main level, updated light fixtures throughout the home, California shutters in the second and third bedrooms, in-window patio door blinds, full kitchen renovation, huge multi-level deck (2018) built with treated lumber and featuring a pergola, rolling garden box and BBQ canopy, newer furnace (2024) and water heater (2021), water softener and much more. Welcome Home.