



GRASSROOTS
REALTY GROUP

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189 Cramond Circle SE
Calgary, Alberta

MLS # A2254171



\$539,900

Division:	Cranston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,036 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

Inclusions: White Shelving on Basement Bedroom Wall, Back Yard Pergola.

Open House CANCELLEDWelcome to this fully finished 4-level split in the desirable community of Cranston, offering exceptional functionality, comfort, and space for the whole family. From the inviting front entry with tile flooring to the bright main level with hardwood floors, this home exudes warmth and style. The modern kitchen is complete with stainless steel appliances, a built-in dishwasher, and a microwave hood cover. A separate side entrance leads to the double detached garage, while plenty of storage can be found throughout the home. Numerous upgrades provide peace of mind, including a hot water tank installed in 2019, central air conditioning (2023), humidifier (2023), and the original furnace from 2004 last serviced in 2024. The house roof shingles were replaced in 2018. Windows have also been updated: the master bedroom and garage windows in 2022, and the front window in 2024. The front door was replaced in 2024, and the back door in 2022. Upstairs, the spacious primary retreat includes a walk-in closet and a private 4-piece ensuite with a soaker tub and separate shower. A second bedroom and 2-piece bath complete the upper level. The third level is filled with natural light from large windows and features a cozy gas fireplace with tile surround and mantel, creating the perfect focal point for family living. The fourth level offers another bedroom with a walk-in closet and a full 4-piece bath. Situated in an ideal location, this home is walking distance to schools, provides easy access to Stony Trail, is close to the South Health Campus Hospital, and just minutes away from shopping, restaurants, and amenities in both Cranston and Seton.