



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259407**



**\$499,900**

<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 (23 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, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** none

UNMATCHED VALUE in an AMAZING COMMUNITY! Welcome to this charming three bedroom home in the desirable community of Cranston. As perfect for your Family as it is for entertaining, the open concept main floor is made bright and airy by the many windows and east-west orientation. The sun-filled back yard and deck are the perfect setting for BBQ's, firepits and all the fun that comes along with those. Upstairs, the master bedroom features a generous walk-in closet, the two additional bedrooms are of a great size and the full bathroom caps off the perfect space for Family living. The lower level is ready to become whatever your lifestyle requires with room for a media room, bedroom or home office and a bathroom. You'll quickly come to understand why Cranston is one of Calgary's most sought after communities with its amazing Community Center, schools, parks, pathways, local shopping & restaurants and proximity to Fish Creek Provincial Park. And having quick access to Deerfoot and Stoney Trails means that your commute or errands are quick and easy. Live the life you and your Family deserve! Book your appointment today, you do not want to miss this opportunity