



**GRASSROOTS**  
REALTY GROUP

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**167 Cramond Green SE**  
**Calgary, Alberta**

**MLS # A2261354**



**\$519,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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>	Stone, 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, See Remarks		

**Inclusions:** Hot Tub (AS IS - requires repairs)

Step into this beautifully maintained 3-bedroom, fully finished semi-detached home located in the sought-after community of Cranston. Thoughtfully updated and cared for, this property is ready to impress! On the main floor, you'll find a spacious living room that flows seamlessly into the dining area and open kitchen. Natural light fills the space, highlighting the kitchen's ample counter space, breakfast bar, and convenient pantry. A stylish 2-piece bathroom completes the main level. Upstairs, enjoy newer carpet and underlay that was replaced in recent years. The primary bedroom features a fresh accent wall, generous closet, and large window. A second bright bedroom with its own walk-in closet is located across from a 4-piece bathroom, providing excellent separation and privacy. The finished basement adds even more living space, offering a large bedroom with a walk-in closet, a 3-piece bath, LVP flooring, and a laundry closet with a new washer and dryer. The basement also includes a rec room complete with a wet bar—perfect for entertaining. The roof is a level 4 Owens Corning hail-resistant shingles was also replaced in recent years. Outside, the extra-deep lot offers plenty of backyard space with a refinished deck, garden, shed, and a grassy area for kids or pets to play. Being in Cranston you can enjoy parks, schools, and natural pathways nearby. You'll also find year-round activities such as skating and tobogganing in winter, and a splash park, playgrounds, and courts in summer in this amazing community