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167 Cramond Green SE Calgary, Alberta

MLS # A2261354



\$509,900

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

ced Air, Natural Gas	Water:	-
pet, Linoleum, Vinyl Plank	Sewer:	-
phalt Shingle	Condo Fee:	-
shed, Full	LLD:	-
ne, Vinyl Siding, Wood Frame	Zoning:	R-G
ured Concrete	Utilities:	-
 - -	pet, Linoleum, Vinyl Plank halt Shingle shed, Full ne, Vinyl Siding, Wood Frame	pet, Linoleum, Vinyl Plank Sewer: halt Shingle Shed, Full LLD: ne, Vinyl Siding, Wood Frame Zoning:

Features: 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'Il 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'Il 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