



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

294 Cramond Circle SE
Calgary, Alberta

MLS # A2261426



\$649,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,360 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Garage Door Opener, Gara		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, garage heater

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Jewel of a Deal!!! Convenient Location - Steps away from the Century Hall, ponds, Ice rink, parks, pathways, schools, shopping, transit, South Pointe Hospital, Seton YMCA, and the new exits. A wonderful URBAN STYLE HOME with many upgraded features, 23 Solar Panels, & meticulously crafted by the original owner's - Truly a custom dream home - Supersized homesite! Over 2000+ SF of air-conditioned living space offering 4 bedrooms, 3.5 baths & triple detached 28 x 24 garage with 220 volt service ... Check out the floor plan! This OPEN design features tile floors throughout the main floor - Spectacular CHEF's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include: a staircase with railings, a gas fireplace, an updated high-efficiency furnace, a water tank, and all windows, as well as granite countertops... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple wood shaker style doors & trims), upgraded appliances, microwave shelf, corner pantry, newer tiled backsplash, dramatic central island with an eating bar for 4 & an undermount stainless steel sink. Upstairs includes an oversized primary bedroom with a full en-suite and a supersized walk-in closet, as well as two good-sized spare bedrooms with views of the backyard. Other impressive features include: a Heated workshop in the garage with extra storage and pull-down staircase to the upper attic storage area, a fully finished basement, an oversized backyard with a 23 x 10 deck, a fully fenced backyard, a shed, a sunny private backyard setting, rich front curb appeal with a stone detail, and a covered front entry. Quick December 18th possession date! Call your friendly REALTOR(R) to book a viewing!

Copyright (c) 2025 . Listing data courtesy of Jayman Realty Inc.. Information is believed to be reliable but not guaranteed.