



GRASSROOTS
REALTY GROUP

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

254 Cramond Circle SE
Calgary, Alberta

MLS # A2272596



\$549,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,481 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Granite Counters, Open Floorplan		

Inclusions:	NA
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Move-in for Christmas! **Open House Saturday & Sunday 1pm-3pm**This beautifully updated, move-in-ready home sits on one of the quietest, most family-friendly streets in Cranston. Offering 3 bedrooms, 2.5 bathrooms, a double garage, and a fully landscaped backyard, this property delivers comfort, privacy, and exceptional value. Step inside to inviting curb appeal and a bright, open main floor featuring LVP flooring on the main, a spacious living area, and a kitchen designed for everyday convenience. You'll love the granite countertops, stainless steel appliances (new stove and Bosch dishwasher in 2024), generous cabinet space, island seating, built in desk, and the always-appreciated corner pantry—all with a view of the backyard. A convenient back entrance with a 2-piece bathroom makes unloading groceries effortless. Enjoy year-round comfort with Central A/C, a new high-efficiency furnace, a new hot water tank, and a central vacuum system. Upstairs, you'll find three well-sized bedrooms, including the primary suite complete with a 4-piece ensuite with a deep soaker tub, a walk-in closet, and an extra linen closet for bonus storage. The upper level also features a new Samsung washer & dryer, conveniently placed where you need them most. The lower level provides excellent future potential with a partially finished basement—framing, some electrical, and a bathroom rough-in are already done and ready for your finishing touches. Outside, the fully fenced, treed backyard offers privacy and space to relax, featuring a deck and a storage shed. Fresh paint up and down means the home truly is move-in ready! With nearly 1,500 sq. ft. of living space, this is the perfect family home just steps from schools, parks, pathways, and all of Cranston's amenities.