



**312 Cramond Close SE  
Calgary, Alberta**

**MLS # A2286946**



**\$509,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Level, Rectangular Lot, See Remarks, Stand		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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, Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** Radon System, Wooden Flooring Tiles, 2 Passage Doors for Future Basement Construction

This well-maintained single-family detached home in the heart of Cranston offers outstanding value, thoughtful updates, and future development potential. Boasting an oversized 21' x 23' double garage, a large West-facing landscaped backyard with planting area, and a large basement with two oversized windows and electrical work already completed, this home is ideal for first-time buyers, downsizers, or investors. The main floor features an open-concept layout, updated flooring, and a welcoming foyer with closets. Oversized windows in the living room fill the space with natural light. The kitchen features an updated stove and hood fan, ample cabinetry, counter space, and a big window overlooking the West-facing backyard. Central Air Conditioning (2022) keeps you cool in the summer. The dining area features an updated light fixture and opens directly onto the large 14' x 10' rear deck. A spacious, discreetly located powder room completes the main floor. Carpeted staircase leads to the quiet upper level with 3 spacious bedrooms and a full 4-pc bathroom. The primary bedroom overlooks the quiet street and includes a large walk-in closet, while the two additional bedrooms face the backyard and provide flexible use as bedrooms, guest rooms, or home offices. The unfinished basement is well prepared for future development, with completed electrical service, two large windows suitable for bedrooms, and included materials such as flooring system tiles and 2 interior passage doors. A full side-by-side laundry area is also located on this level. Major updates include a furnace (2022), roof (2019), hot water tank, and a radon mitigation system. Outside, the fully landscaped West-facing backyard features a dedicated planter area and ample space for outdoor seating, gardening, or play. The oversized double-detached garage offers over 500

sq. ft. of secure parking and storage space. Located in a quiet area of Cranston, this home offers quick access to Stoney Trail, Deerfoot Trail, and the South Calgary Health Campus Hospital. Many schools and playgrounds are nearby, including Cranston School and Christ the King Catholic School. Residents benefit from the Cranston Residents Association. Outdoor enthusiasts will appreciate the proximity to the Bow River pathway system and Chinook Rotary Nature Park. Everyday shopping and services, including Sobeys, are just minutes away.