



**88 Cramond Green SE
Calgary, Alberta**

MLS # A2287597



\$460,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,251 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: Shed in backyard

Welcome to this beautifully maintained semi-detached home in the highly desirable community of Cranston SE, showcasing true pride of ownership throughout! The main floor greets you with a good-sized living room, dining room, and spacious kitchen, offering a bright and functional open-concept layout—perfect for everyday living and entertaining. A convenient half bathroom on the main floor and access to the backyard complete this level. Upstairs, you’ll find two generous primary bedrooms, each with its own ensuite bathroom, providing privacy and comfort for owners, guests, or roommates. The undeveloped basement includes laundry and offers endless potential to create additional living space tailored to your needs, with a rough-in for central vacuum already in place. Step outside to enjoy the south-facing backyard featuring a patio—perfect for relaxing, hosting, and entertaining all summer long. The yard also includes a parking pad with room to build a double detached garage, adding future value and convenience. Located on a quiet street, this home is close to major highways, schools, shopping, and amenities, with walking paths overlooking Fish Creek Park and the Bow River close by. Residents also enjoy access to the Cranston Residents Association, a 22,000 sq. ft. community hub offering a gymnasium, banquet rooms, skating rink, splash park, and tennis courts. Cranston is a family-friendly community, making this home ideal for a couple, small family, or investor. Welcome to your new home!