



**184 Cramond Green SE
Calgary, Alberta**

MLS # A2298436



\$500,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,236 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Shed in the Backyard.

Welcome home! This beautifully updated 3-bedroom, 2.5-bath home perfectly blends modern style, comfort, and flexibility for today's lifestyle and strikes the perfect balance between sophistication and everyday ease. The bright, open-concept main level features, rich laminate flooring, a totally chill living room with contemporary wainscoting, the beautiful kitchen features granite counter-tops, stainless steel appliances and plenty of cupboard space — perfect for family meals or casual entertaining. A convenient powder room completes the stylish main floor. Upstairs, you'll find two bedrooms, including the spacious primary suite with walk-in closet, a lovely 4-piece bathroom, the versatile office which can be converted back to a fourth bedroom, or continue to be used as a computer room, playroom, or quiet study space to suit your family's needs. The fully finished lower level provides even more room to spread out, featuring a cozy rec room, large third bedroom, laundry & storage area, and a nice 3-piece bathroom — ideal for guests or teens.. Thoughtfully renovated & updated from top to bottom, with tranquil lighting, air-conditioning, and an overall super relaxed feel, this move-in ready home is located in one of Calgary's most desirable communities. Enjoy being near schools, shopping, parks, the South Calgary Campus, and the scenic Bow River Valley with its extensive walking and biking paths. A wonderful opportunity for a young couple who loves to entertain or a family seeking an active, welcoming community to call home.