



**47 Cramond Green SE
Calgary, Alberta**

MLS # A2301776



\$465,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,254 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: n/a

Welcome to this charming semi-detached home in Cranston, one of Calgary's most desirable family-oriented communities, known for its strong amenities, and easy access to both urban conveniences and natural surroundings. Perfectly positioned facing a park and playground, this home also offers beautiful city views and an inviting, functional layout. Proudly owned by the original owner, the main floor features an open-concept design with a spacious foyer and convenient front closet, leading into a bright and welcoming living room highlighted by a large north facing bay window. The adjoining dining area and kitchen provide ample room for entertaining, complete with newer appliances, plenty of cabinet storage, a raised island, and a pantry. A 2-piece bathroom, large rear closet, and direct access to the rear deck complete this level. Upstairs, you'll find a generous primary suite with city views and a spacious walk-in closet, along with a second bedroom and a well-appointed 4-piece main bathroom. The upper-level den offers flexibility and can easily be converted into a third bedroom with the addition of a closet. The unfinished basement provides excellent potential for future development and currently includes the laundry area with newer washer and dryer, and utility area with newer furnace and hot water tank. and a two year old roof. This is a fantastic opportunity to own a well-maintained home in a vibrant, family-friendly neighborhood, ideal for first-time buyers, young families, or investors alike.