



**136 Cramond Green SE
Calgary, Alberta**

MLS # A2302078



\$459,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,239 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Garden shed in backyard

Welcome to this bright and beautifully maintained semi-detached home in desirable community of Cranston—offering an incredible opportunity for buyers looking to get into the market without sacrificing lifestyle. Ideally located just steps from Parks, scenic Walking Paths, Public & Catholic Schools, and tons of great Amenities, this home delivers both convenience and community. Step inside to a sun-filled, open-concept main floor designed for comfortable everyday living. Spacious living area flows seamlessly into the dining space and a functional kitchen complete with a central Island and ample cabinetry. Large windows and patio doors bring in plenty of natural light, while dual closets near the back entry add practical storage. Step outside to your South-Facing, fully Landscaped and Fenced backyard, featuring a full-sized deck—perfect for summer BBQs and entertaining. The gravel pad provides off street parking and plenty of space for future double garage. A convenient 2-piece bath completes the main level. Upstairs, you’ll find two oversized bedrooms, each thoughtfully designed with generous closet space. The primary bedroom features dual closets and direct access to a cheater en-suite, while the second bedroom impresses with its own Walk-in closet—ideal for roommates, guests, or a growing family. The undeveloped basement offers a blank canvas, ready for your personal touch—whether that’s extra living space, a home gym, or added storage. Additional Upgrades include: Central vacuum with attachments, Water softener & reverse osmosis system, and New roof for peace of mind. As a resident you’ll also have exclusive access to Cranston Residents Association is a 22,000 sq. ft. community hub with gymnasium, banquet rooms, skating rink, splash park, and tennis courts. Welcome to your new home! Call

today to book your showing!