



**280 Cramond Close SE  
Calgary, Alberta**

**MLS # A2302097**



**\$549,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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>	Ceiling Fan(s), Central Vacuum, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** N/A

Bright, inviting, and move-in ready, this beautifully maintained, fully developed 4-level split in the heart of Cranston is where comfort, functionality, and pride of ownership come together. The main floor is enhanced by vaulted ceilings and hardwood flooring, creating an open, airy feel that flows seamlessly from the living room to the dining area and kitchen. A convenient side entrance off the dining room adds everyday practicality. Upstairs, you’ll find two comfortable bedrooms and a full bathroom, while the thoughtfully designed lower levels offer incredible flexibility. A third bedroom, second full bathroom, and spacious laundry and storage area are complemented by a generous family room featuring a cozy fireplace and walk-up access to the backyard—perfect for movie nights, kids’ play space, or relaxed evenings in. Step outside to your west-facing backyard, where you can soak up the afternoon and evening sun on the low-maintenance concrete patio. The insulated and drywalled double detached garage adds year-round comfort and convenience. Tucked into a sought-after, family-friendly community close to parks, schools, and pathways, this is a home that truly checks all the boxes.