

116 Cramond Green SE
Calgary, Alberta

MLS # A2166245

\$499,000



Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,253 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-2

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Kitchen Island, Open Floorplan, Pantry

Inclusions: Gas fire pit

Welcome to this lovely house in Cranston, which has plenty of space and light. When you open the door, you will notice an inviting atmosphere, with NEW flooring, New lighting and NEW paint. This property has an open floor plan with laminate floors. First, you will find the living room area with huge windows, making your house bright and full of life. . The dining space flows seamlessly, ideal for supper gatherings and family reunions. Finally, you will find the kitchen, "the heart of the house," which is quite useful and your best ally when cooking, as you can watch your children play through the window while making your meals. There is also lots of cupboards and a useful and pleasant kitchen island bar. In front of this space there is a convenient two-piece bathroom. There is a glass door connecting to the backyard, which features a paved area and a magnificent gas fire pit surrounded by beautiful stones on the ground; this will be your favorite site for camping nights with your family and friends. It further includes an easily accessible BBQ gas line for those picnic days. The upper level boasts a spacious master bedroom with a compact walk-in closet. In addition to two good-sized bedrooms and a full bathroom. The renovated basement includes a family area that can also be utilized as guest suite, because it contains sink cabinets and a hood fan. Sharing the same area, is a shower, laundry section with a tiny sink, and a large bedroom with an abundance of natural light coming in through the huge window. Cranston is a community that offers a variety of facilities, including tennis, basketball, hockey, and golf fields. and simple access to Deer Foot and the Stoney Trail. Don't pass up this fantastic chance; schedule a showing right away!