

115 Cramond Green SE  
Calgary, Alberta

MLS # A2167319



## \$485,000

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Open Floorplan		

**Inclusions:** Mini freezer in the basement, Planter boxes in back, Seacan

A MUST SEE!! This beautifully updated gem boasts 1,240 sqft above grade and a total of 1852 sqft of developed space. With a massive yard that invites endless possibilities for outdoor gatherings, gardening, or simply enjoying the fresh air, this property is a true oasis in the heart of Cranston. Step inside to discover a stunningly renovated kitchen complete with a stunning waterfall island that seamlessly blends style and functionality, making meal prep or hosting a delight. The open layout flows effortlessly into the inviting dining and living rooms, adorned with brand-new flooring and fresh paint that create a warm, welcoming atmosphere. The fully developed basement provides extra room for a home office, play area, or cozy movie nights—whatever your heart desires! Upstairs, two spacious bedrooms with great closet space offer the perfect retreat, with abundant natural light and comfort. **NOTEWORTHY UPGRADES** include a new roof, front and back exterior doors, and a new fence, all completed within the last four years. With convenient parking behind the fence line, you'll enjoy both privacy and ease of access. Don't miss this rare opportunity to own a beautifully updated home in one of Cranston's most desirable neighborhoods. Schedule your viewing today and step into your future!