

172 Cramond Crescent SE  
Calgary, Alberta

MLS # A2175284



## \$565,000

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 1,381 sq.ft.                                                               | <b>Age:</b>   | 2000 (24 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                     |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped, L |               |                   |

|                    |                                                           |                   |     |
|--------------------|-----------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, 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), Kitchen Island, Laminate Counters, Pantry |                   |     |

**Inclusions:** Window Coverings

Welcome to this well-maintained two-storey home in the sought-after community of Cranston. With three bedrooms, three bathrooms, and a fully finished basement offering an additional bedroom and recreation space, this home is perfect for families of all sizes. The property also includes a detached double garage with convenient back-lane access. As you enter the home you step into a bright and inviting living room featuring large windows that fill the space with natural light. The updated flooring adds warmth and elegance to the room, making it the perfect space for entertaining or relaxing. The main level also includes a spacious eat-in kitchen that also features a breakfast bar for those quick meals with the kids before they leave for school. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with a walk-in closet and ensuite. All bedrooms are cozy and feature neutral tones, ready to accommodate your personal style. A full four-piece bathroom completes the upper level. The fully finished basement provides an additional bedroom and a versatile recreation room, ideal for family movie nights, a home gym, or a playroom. There is also extra storage space in the utility room to keep everything organized. The backyard features a low-maintenance design and leads to a detached double garage with alley access. Cranston is known for its family-friendly amenities and proximity to excellent schools. Cranston School (K-6) and Dr. George Stanley School (Grades 4-9) are nearby, with Joane Cardinal-Schubert High School just a short drive away. For younger children, the community offers multiple preschools and daycares. The Cranston Residents Association offers exclusive access to Century Hall, a community centre with a splash park, skating rink, tennis courts, and a gym. Nearby Fish Creek Provincial Park provides scenic walking

trails and picnic spots. You're also minutes from the South Health Campus Hospital and the vibrant Seton Urban District, offering shopping, dining, and entertainment options. Book your private showing today!