



# 34 Cramond Close Calgary Alberta

\$515,000

Open House SUNDAY, March 23rd, from 2 PM to 4 PM. Welcome to this beautiful home with a spacious floor plan and numerous upgrades throughout. The inviting Living Room features an attractive gas fireplace with a custom TV niche, perfect for cozy evenings. The open-concept layout flows seamlessly into the Dining Area, which is ideal for family gatherings and entertaining guests. The modern Kitchen is a chef's dream, offering a large raised breakfast bar, a walk-in pantry, and stylish updates, including trendy backsplash, sleek countertops, and quality stainless steel appliances. Attractive laminate flooring, wider baseboards, and neutral paint tones flow throughout the home, creating a warm and welcoming atmosphere. Convenience is key with a main level powder room for guests. Upstairs, you'll find three spacious Bedrooms, including a Master Suite with a huge walk-in closet. The Main Bath has been tastefully renovated with a granite countertop and ceramic tile, offering a luxurious feel. The fully developed Basement adds even more living space with a large Family Room, a versatile Den/Guest Bedroom, and plenty of storage. The backyard is generous in size, and features a large deck—perfect for outdoor dining or relaxing. There's also rear parking for vehicles, with ample space for a future garage. This home is ideally located with easy access to parks, public transportation, shopping, walking paths, and the hospital. Residents of Cranston enjoy access to Century Hall, which offers an array of amenities such as a full gym, tennis courts, an outdoor rink, a splash park for children, and a toboggan hill. There are also social rooms available for rent, perfect for hosting events. Enjoy scenic walks along community pathways with magnificent mountain views! This home is just steps away from a children's playground and schools, and has convenient access to major roadways. You...

Primary Bedroom 10.75 Ft x 12.00 Ft  
Bedroom 8.58 Ft x 10.00 Ft  
Bedroom 8.58 Ft x 10.00 Ft  
4pc Bathroom 4.83 Ft x 7.58 Ft  
Family room 10.58 Ft x 17.42 Ft  
Bedroom 10.00 Ft x 10.83 Ft

Laundry room 7.00 Ft x 10.75 Ft  
Other 4.50 Ft x 4.67 Ft  
Living room 12.00 Ft x 13.00 Ft  
Kitchen 8.33 Ft x 11.00 Ft  
Dining room 6.17 Ft x 10.42 Ft  
2pc Bathroom 4.42 Ft x 5.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca