



## 288 Cramond Close Calgary Alberta

\$574,800

\*Open House Sunday October 20th 2:00-4:00PM\* This is the home you've been waiting for! Perfectly located in the heart of Cranston, this charming property is just steps away from playgrounds, schools, public transit, shopping and Fish Creek Provincial Park. The west-facing backyard is a true retreat with a large cedar deck with gas line for a barbecue, privacy lattice, and ample space to relax or entertain. Inside, you'll be welcomed by natural light, tasteful finishes, and the warmth of an updated, move-in ready home. The spacious family room is centered around a cozy gas fireplace with an updated mantle and stylish stonework. The open-concept kitchen features a new stainless steel appliance package, new granite countertops, a kitchen island, corner pantry, and a large dining area perfect for gatherings. The laundry is conveniently located in the updated 2-piece main floor bathroom. Upstairs, you'll find three bedrooms, including the primary suite with an updated 4-piece ensuite bathroom & walk-in with California Closets organizers. The fully finished basement adds even more living space with a large recreation room, a fourth bedroom, and ample storage. This home also boasts valuable upgrades including central air conditioning, a water softener, stylish new lighting throughout and a heated, insulated double detached garage. Whether you're a first-time homebuyer, an investor, or a family looking for your next move, this property checks all the boxes. Check out the virtual tour and book your showing before it's gone! (id:6769)

Bedroom 12.00 Ft x 10.42 Ft

Recreational, Games room 12.00 Ft x 11.67 Ft

Storage 5.50 Ft x 4.75 Ft

Furnace 5.50 Ft x 24.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Dining room 10.25 Ft x 12.83 Ft

Kitchen 10.67 Ft x 12.92 Ft

Living room 14.25 Ft x 14.50 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.17 Ft x 11.67 Ft

Bedroom 9.33 Ft x 11.75 Ft

Primary Bedroom 13.67 Ft x 10.92 Ft

Listing Presented By:



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