



## 246 CRAMOND Circle Calgary Alberta

\$549,998

Your cozy new home offers 4 bedrooms and has been well kept through-out its ownership. Upgraded Flooring, Paint, Kitchen and Bathroom Fixtures & Stainless Steel Appliances, including a Bosch Dishwasher. Centralized A/C. Finishing includes Walnut Laminate flooring accented with Ivory Tile on entire main level. The home hosts White Trim, White Colonial Doors & Hickory Cabinets. The bright kitchen has an island/breakfast bar & a French Door to the backyard. The Family Room is perfected with a Gas fireplace and TV niche and the Master bedroom has a spacious walk-in closet to create a comfortable living experience. Located in Cranston - 5 minutes from the South Calgary Hospital and the Seton Urban district. The yard is fully landscaped, fenced, private and south facing. The 220 square foot patio is fantastic for outdoor relaxation. And if that's not enough, this generous property is completed with a Double Car Garage. Book a viewing now while it's still available! (id:6769)

Family room 3.86 M x 3.15 M  
Bedroom 3.30 M x 3.05 M  
Other 2.01 M x 1.19 M  
Laundry room 2.16 M x 1.75 M  
Kitchen 3.35 M x 2.64 M  
Dining room 3.18 M x 1.93 M  
Living room 3.94 M x 3.58 M

2pc Bathroom 1.55 M x 1.32 M  
Primary Bedroom 3.63 M x 3.22 M  
Other 2.03 M x 1.40 M  
Bedroom 3.10 M x 2.62 M  
Bedroom 3.02 M x 2.62 M  
4pc Bathroom 2.29 M x 1.50 M

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)



**Real Estate Professionals Inc.**

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