



## 246 Cramond Court Calgary Alberta

\$499,000

\*\*\*massive price reduction\*\*\* Welcome to this beautifully maintained family home in the desirable community of Cranston. This lovely 2 bedroom semi-detached home is located on a quite cul-de-sac near schools, shopping, parks and has quick access to Stoney Trail and Deerfoot for those who commute. Inside this meticulously cared for home you'll find newer vinyl flooring throughout the main floor and newer appliances. The roof, HVAC, Water Heater and Water Softener were also all replaced in 2022. The home has a large living/dining room area. The updated kitchen has a big island and pantry for great storage and prep space. The carpeted upper level has 2 generously sized bedrooms. The primary bedroom has his and hers closets while the 2nd bedroom has a walk in. The 4pc bathroom has a large vanity, soaker tub and separate stand up shower. The basement is a great place to add your own value. Large windows make it an excellent option for a 3rd bedroom and living area. The private back yard is massive with a big deck area, place for a fire pit and access to the back lane. Don't wait on this one. Call your favorite realtor and book a showing today! (id:6769)

2pc Bathroom Measurements not available

Kitchen 11.00 Ft x 11.33 Ft

Living room 14.50 Ft x 13.25 Ft

Dining room 13.25 Ft x 8.75 Ft

Primary Bedroom 12.42 Ft x 14.83 Ft

Bedroom 13.17 Ft x 11.33 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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