



# 97 Cramond Close Calgary Alberta

\$575,000

Welcome to this fantastic detached home right in the heart of Cranston. Located on a quiet street on a large, mature lot, this house will surely check all of the boxes. Entering the main level of the home you will find a spacious living room with laminate flooring and an inviting gas fireplace. The large "eat in" kitchen is light and bright with white cabinets and ceramic tile, stainless steel appliances and a large center island. The eating area overlooks the fantastic backyard via the large bay window and the main level is complete with a convenient 2 piece powder room and main floor laundry. Upstairs is a large master retreat, complete with walk in closet and 4 piece ensuite bath. There is a second bedroom and another 4 piece bathroom and an open bonus area that is perfect for an office, living area or could easily be turned into a generous 3rd bedroom. The basement is developed with a cozy living area and a separate room that is currently used as a fitness area. Another bedroom could easily be added downstairs if a third or fourth is needed. Out back you will enjoy a beautiful, private yard complete with mature trees and a large deck, perfect for entertaining. The double detached garage is oversized with 200 amp power, extra storage and plenty of room for your full size truck and workshop. As a bonus, there is a large back gate and paved driveway off the alley allowing for the always popular private RV parking. This home has been well maintained and includes many updates throughout including Central AC and newer roofing on both the home and garage. This house is located near the schools and parks and has easy access to shopping and transit. This is a rare opportunity to purchase a great family home without breaking the bank. Check out the virtual tour and then book your in person showing today! (id:6769)

Bedroom 9.25 Ft x 12.25 Ft  
 Primary Bedroom 14.42 Ft x 10.67 Ft  
 Bonus Room 9.25 Ft x 13.17 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Recreational, Games room 14.58 Ft x 17.25 Ft

Exercise room 9.17 Ft x 16.08 Ft  
 Kitchen 12.75 Ft x 11.50 Ft  
 Dining room 12.75 Ft x 9.92 Ft  
 Living room 14.42 Ft x 14.92 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Laundry room 5.42 Ft x 7.58 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.jimhenheffer.com>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca