



## 15 Cramond Circle Calgary Alberta

\$569,900

**\*\*Investor Alert\*\*** Welcome to this awesome bungalow with a fully developed illegal suite with separate entrance located in the desirable community of Cranston . This bright & open main floor plan features sleek plank vinyl flooring, soaring vaulted ceilings, & skylight which is sure to impress. The spacious living room features oversized windows flooding the property with natural light and a gas fireplace so you can cozy up & read a good book! The open kitchen has tons of cabinets, counter space & storage for the chef in you. The main floor finishes off with 2 bedrooms, including a large primary bedroom with a cheater door proving direct access to the bathroom.. The fully finished basement with its own separate entrance is also bright & open with a 1-bedroom illegal suite which includes a bright white kitchen, roomy living/dining room, 4-pce bath & tons of storage. Don't forget about the double detached garage, quiet location & a front drive: ideal for for additional parking. Cranston provides the opportunity for year-round recreational activities for you to take part in including green spaces, playgrounds, a splash park, mobile skate park, tennis/pickleball courts, basketball nets, tobogganing hill, an outdoor skating rink and a great community association building with a gymnasium and banquet hall. Outdoor enthusiasts will truly enjoy the close proximity to the Bow River pathways, Fish Creek park and the Blue Devil and McKenzie Meadows golf courses. Those commuting downtown or anywhere in Calgary will enjoy easy access to major roadways like Stoney and Deerfoot Trails. Once you move here you will have transit, restaurants, grocery stores as well as shopping all within walking distance and you'll be just minutes from the neighbouring Seton shopping/entertainment district which offers a VIP theatre and the South Health Campus. This home is perfectly set up for a fi...

Kitchen 13.67 Ft x 7.75 Ft

Family room 12.00 Ft x 11.17 Ft

Bedroom 15.08 Ft x 12.83 Ft

4pc Bathroom 8.83 Ft x 7.33 Ft

Kitchen 14.42 Ft x 8.00 Ft

Living room 15.42 Ft x 8.67 Ft

Dining room 8.00 Ft x 8.00 Ft

Primary Bedroom 14.00 Ft x 13.00 Ft

Bedroom 8.25 Ft x 7.67 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Listing Presented By:



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