



## 46 Cramond Crescent Calgary Alberta

\$520,000

Welcome to this lovely 3-bedroom, 2-bathroom home in the desirable community of Cranston. Nestled on a quiet street with a playground on the corner, this property offers a perfect balance of comfort, convenience, and family-friendly living. Step inside to find a bright front living room, a welcoming space ideal for relaxation or hosting guests. The kitchen, featuring laminate countertops, stainless steel appliances, and a cozy eating nook, is perfect for preparing meals or enjoying casual dining. From here, the back door leads to a spacious backyard, complete with a large deck, hot tub, and fire pit—ideal for outdoor entertaining or simply unwinding after a long day. The backyard also provides access to the double detached garage, offering plenty of storage and parking options. A convenient 2-piece bath on the main floor adds an extra layer of practicality. Upstairs, three generously sized bedrooms await, each offering ample closet space. The 4-piece bathroom on this level is both functional and family-friendly, with enough room for everyone to get ready for the day. Downstairs, the unfinished basement offers endless potential, with a great layout that allows for the addition of a 4th bedroom, an open recreation room, or any space you envision. Whether you need a home office, gym, or media room, the possibilities are endless. Cranston is a well-established, family-oriented neighbourhood with a wealth of amenities nearby. Schools, shopping, parks, and recreational paths are all within walking distance. Plus, with quick access to Deerfoot and Stoney Trails, commuting around the city is a breeze. This move-in-ready home is a wonderful opportunity to establish roots in a vibrant, thriving community. Don't miss the chance to make it your own! (id:6769)

Laundry room 8.42 Ft x 8.00 Ft

Furnace 5.92 Ft x 5.67 Ft

Living room 11.50 Ft x 18.92 Ft

Kitchen 6.67 Ft x 9.08 Ft

Dining room 7.92 Ft x 9.92 Ft

2pc Bathroom 4.75 Ft x 4.75 Ft

Bedroom 9.08 Ft x 9.67 Ft

4pc Bathroom 5.00 Ft x 7.42 Ft

Bedroom 12.58 Ft x 8.92 Ft

Primary Bedroom 11.33 Ft x 10.92 Ft

Listing Presented By:



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