

\$539,900 - 189 Cramond Circle Se, Calgary

MLS® #A2254171

\$539,900

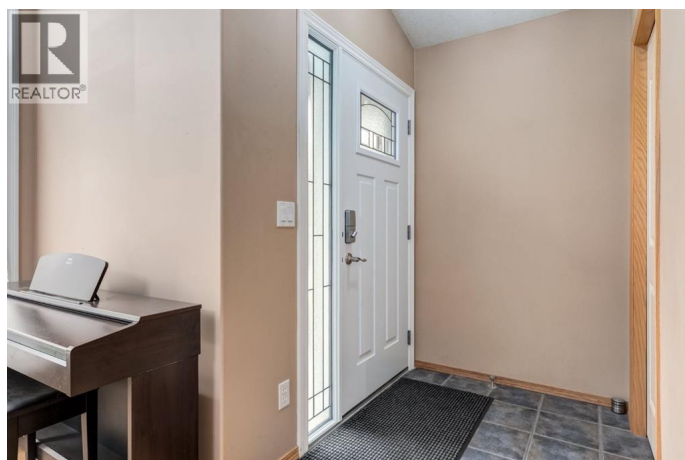
3 Bedroom, 3.00 Bathroom, 1,036 sqft

Single Family on 0.08 Acres

Cranston, Calgary, Alberta

***OPEN HOUSE SAT OCT 18 1:00-3:00

PM***Welcome to this fully finished 4-level split in the desirable community of Cranston, offering exceptional functionality, comfort, and space for the whole family. From the inviting front entry with tile flooring to the bright main level with hardwood floors, this home exudes warmth and style. The modern kitchen is complete with stainless steel appliances, a built-in dishwasher, and a microwave hood cover. A separate side entrance leads to the double detached garage, while plenty of storage can be found throughout the home. Numerous upgrades provide peace of mind, including a hot water tank installed in 2019, central air conditioning (2023), humidifier (2023), and the original furnace from 2004 last serviced in 2024. The house roof shingles were replaced in 2018. Windows have also been updated: the master bedroom and garage windows in 2022, and the front window in 2024. The front door was replaced in 2024, and the back door in 2022. Upstairs, the spacious primary retreat includes a walk-in closet and a private 4-piece ensuite with a soaker tub and separate shower. A second bedroom and 2-piece bath complete the upper level. The third level is filled with natural light from large windows and features a cozy gas fireplace with tile surround and mantel, creating the perfect focal point for family living. The fourth level offers another bedroom with a walk-in closet and a full 4-piece bath. Situated in an ideal location, this home is walking



distance to schools, provides easy access to Stony Trail, is close to the South Health Campus Hospital, and just minutes away from shopping, restaurants, and amenities in both Cranston and Seton. (id:6289)

Built in 2004

Essential Information

Listing #	A2254171
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,036
Acres	0.08
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	189 Cramond Circle Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M1E5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse
Features	Back lane
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Humidifier, Window Coverings, Garage door opener
Heating	Other, Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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