

\$649,900 - 294 Cramond Circle Se, Calgary

MLS® #A2261426

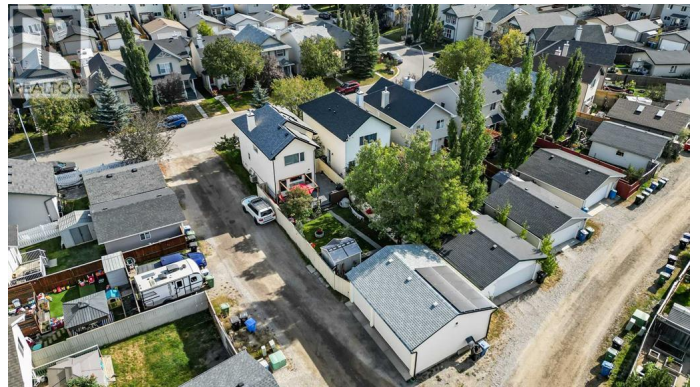
\$649,900

4 Bedroom, 4.00 Bathroom, 1,360 sqft

Single Family on 0.09 Acres

Cranston, Calgary, Alberta

Jewel of a Deal!!! Convenient Location - Steps away from the Century Hall, ponds, Ice rink, parks, pathways, schools, shopping, transit, South Pointe Hospital, Seton YMCA, and the new exits. A wonderful URBAN STYLE HOME with many upgraded features, 23 Solar Panels, & meticulously crafted by the original owner's - Truly a custom dream home - Supersized homesite! Over 2000+ SF of air-conditioned living space offering 4 bedrooms, 3.5 baths & triple detached 28 x 24 garage with 220 volt service ... Check out the floor plan! This OPEN design features tile floors throughout the main floor - Spectacular CHEF's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include: a staircase with railings, a gas fireplace, an updated high-efficiency furnace, a water tank, and all windows, as well as granite countertops... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple wood shaker style doors & trims), upgraded appliances, microwave shelf, corner pantry, newer tiled backsplash, dramatic central island with an eating bar for 4 & an undermount stainless steel sink. Upstairs includes an oversized primary bedroom with a full en-suite and a supersized walk-in closet, as well as two good-sized spare bedrooms with views of the backyard. Other impressive features include: a Heated workshop in the garage with extra storage and pull-down staircase to the upper attic storage area, a fully finished basement,



an oversized backyard with a 23 x 10 deck, a fully fenced backyard, a shed, a sunny private backyard setting, rich front curb appeal with a stone detail, and a covered front entry. Quick December 18th possession date! Call your friendly REALTOR(R) to book a viewing!
(id:6289)

Built in 2003

Essential Information

Listing #	A2261426
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,360
Acres	0.09
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	294 Cramond Circle Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M1E4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Recreation Centre
Features	Cul-de-sac, Back lane, PVC window, Closet Organizers
Parking Spaces	3
Parking	Detached Garage, Garage, Heated Garage, Oversize
# of Garages	4

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Garburator, Window Coverings, Garage door opener, Washer & Dryer
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Heating	Natural gas Central heating, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Jayman Realty Inc.



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