



GRASSROOTS

REALTY GROUP

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117 CRAMOND Crescent SE
Calgary, Alberta

MLS # A2287394



\$579,900

Division:	Cranston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	898 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage

Features: Breakfast Bar, Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s)

Inclusions: Digital Thermostat, Tv's and tv wall mounts , Venetian Blinds, Underground Sprinklers

WELCOME to this 4-Level Split Home offering 1,737.74 SQ FT of DEVELOPED LIVING SPACE, 4 GOOD-SIZED Bedrooms, 2 Full Bathrooms, a 30' x 11' PATIO + a HEATED and INSULATED DETACHED DOUBLE GARAGE, all situated on a 4,606 SQ FT LOT on a quiet street in the sought-after community of CRANSTON!!! Step inside to an inviting foyer that opens into a BRIGHT + AIRY main living space. The LARGE BAY WINDOWS flood the room w/NATURAL LIGHT, while the VAULTED CEILINGS create a sense of openness + volume. This is a space designed for both everyday living + ENTERTAINING, w/room to gather comfortably with family + friends. Enjoy the light ash LVP FLOORING throughout, complemented by FRESH PAINT + UPDATED LIGHTING across the main floor. The HEART of the HOME is the beautifully updated kitchen, feat. NEWER WHITE CABINETRY, NEWER STAINLESS STEEL APPLIANCES, STUNNING QUARTZ COUNTERTOPS w/a striking WATERFALL EDGE, a LARGE STAINLESS STEEL SINK + a PANTRY for added storage. The Dining Area easily accommodates a full-size table, creating the perfect setting for shared meals + daily living, complete w/SLIDING PATIO DOORS that provide seamless access to the outdoor space. Upstairs, you'll find a 4-PC BATHROOM w/a SOAKER TUB, the PRIMARY BEDROOM, a 2nd BEDROOM + a convenient LINEN CLOSET. Just a few steps down from the main level, the LOWER FLOOR offers a cozy FLEX/FAMILY ROOM anchored by a GAS FIREPLACE w/MANTLE—ideal for relaxing evenings, movie nights, or a quiet space to unwind. This level is further enhanced by a BUILT-IN CABINET w/glass display uppers + lower storage, providing both FUNCTIONALITY + a great spot to showcase decor or

keep items neatly tucked away. The fully developed lower level includes the 3RD + 4TH BEDROOMS, an additional 4-PC BATHROOM, a LAUNDRY ROOM + a UTILITY ROOM. UPGRADES include NEW KITCHEN CABINETS, NEWER ELECTRIC STOVE (2022), UPDATED COUNTERTOPS + FAUCETS in both BATHROOMS, NEWER ROOF (2017), HOT WATER TANK (2019), WATER SOFTENER + a FULLY SERVICED FURNACE. The NORTHWEST-FACING BACKYARD offers a generous OUTDOOR SETUP w/a 30' x 11' PATIO—perfect for BBQs, entertaining, or relaxing in the sun. The large yard provides space for gardening, outdoor activities, or simply enjoying evenings under the stars, all complemented by the DOUBLE DETACHED GARAGE. LOCATION is UNBEATABLE—situated in Cranston, this home is close to schools, parks, and scenic walking pathways, w/convenient access to Cranston Market, the Seton shopping district, Deerfoot Trail, and Stoney Trail. Enjoy NEARBY ACCESS TO THE BOW RIVER, Fish Creek Park, Century Hall community amenities, and the SOUTH HEALTH CAMPUS, making this a well-rounded and highly desirable place to call home. DON'T MISS OUT ON THIS OPPORTUNITY—BOOK YOUR SHOWING TODAY!!!