



**66 Cramond Circle SE
Calgary, Alberta**

MLS # A2295380



\$599,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,189 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air	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:	-
Features:	Laminate Counters, Pantry		

Inclusions: None

Welcome to this perfect starter home in Cranston, a community loved for its family-friendly atmosphere. This well cared-for, move-in ready home features a spacious living room with large bay windows to let in plenty of sunlight, and stylish new vinyl plank flooring. The open kitchen and dining room at the back of the house, together with a huge deck, create the perfect space for family gatherings. The kitchen has a corner pantry and beautiful maple cabinets. The fully fenced backyard fans out at the back, providing additional space perfect for a garden, or even RV parking. The newly built (2023) oversized double garage provides plenty of parking and storage, and a concrete side pathway adds comfort and convenience to the fenced yard, which is ready for kids, pets, or summer evenings outdoors. Upstairs, there is the spacious primary suite with the walk-in closet, and a cheater door to the full bathroom brightened by the skylight. The two additional bedrooms are spacious and comfortable. The basement is fully finished with a big rec-room, a large bedroom, and a full bathroom. The roof was updated in 2018 and hot water tank in 2021. Cranston is a great community to raise a family, with great schools nearby, quick access to major highways, parks and playgrounds and all the amenities at the Cranston Market. Be the next proud owner of this little gem!