



**184 Cramond Green SE
Calgary, Alberta**

MLS # A2298436



\$489,900

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|------------------|--|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,236 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: Shed in the Backyard.

Welcome home! This beautifully updated 3-bedroom, 2.5-bath home perfectly blends modern style, comfort, and flexibility for today's lifestyle and strikes the perfect balance between sophistication and everyday ease. The bright, open-concept main level features, rich laminate flooring, a totally chill living room with contemporary wainscoting, the beautiful kitchen features granite counter-tops, stainless steel appliances and plenty of cupboard space — perfect for family meals or casual entertaining. A convenient powder room completes the stylish main floor. Upstairs, you'll find two bedrooms, including the spacious primary suite with walk-in closet, a lovely 4-piece bathroom, the versatile office which can be converted back to a fourth bedroom, or continue to be used as a computer room, playroom, or quiet study space to suit your family's needs. The fully finished lower level provides even more room to spread out, featuring a cozy rec room, large third bedroom, laundry & storage area, and a nice 3-piece bathroom — ideal for guests or teens.. Thoughtfully renovated & updated from top to bottom, with tranquil lighting, air-conditioning, and an overall super relaxed feel, this move-in ready home is located in one of Calgary's most desirable communities. Enjoy being near schools, shopping, parks, the South Calgary Campus, and the scenic Bow River Valley with its extensive walking and biking paths. A wonderful opportunity for a young couple who loves to entertain or a family seeking an active, welcoming community to call home.