



**280 Cramond Close SE
Calgary, Alberta**

MLS # A2302097



\$549,900

Division:	Cranston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	872 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	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), Central Vacuum, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

Bright, inviting, and move-in ready, this beautifully maintained, fully developed 4-level split in the heart of Cranston is where comfort, functionality, and pride of ownership come together. The main floor is enhanced by vaulted ceilings and hardwood flooring, creating an open, airy feel that flows seamlessly from the living room to the dining area and kitchen. A convenient side entrance off the dining room adds everyday practicality. Upstairs, you’ll find two comfortable bedrooms and a full bathroom, while the thoughtfully designed lower levels offer incredible flexibility. A third bedroom, second full bathroom, and spacious laundry and storage area are complemented by a generous family room featuring a cozy fireplace and walk-up access to the backyard—perfect for movie nights, kids’ play space, or relaxed evenings in. Step outside to your west-facing backyard, where you can soak up the afternoon and evening sun on the low-maintenance concrete patio. The insulated and drywalled double detached garage adds year-round comfort and convenience. Tucked into a sought-after, family-friendly community close to parks, schools, and pathways, this is a home that truly checks all the boxes.