



**GRASSROOTS**

REALTY GROUP

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**258 Cramond Circle SE  
Calgary, Alberta**

**MLS # A2311745**



**\$544,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

OPEN HOUSE SUNDAY JUNE 14TH 2-4 PM. Welcome to this beautifully maintained Morrison-built family home, ideally located on a quiet street and within walking distance to TWO ELEMENTARY SCHOOLS &mdash; the perfect setting for growing families. Thoughtfully updated throughout, this immaculate 3-bedroom home combines timeless charm with major recent upgrades, including a NEW roof on both the HOUSE and GARAGE, NEW washer & dryer (2023), NEW hot water tank(2023, NEW oven, and an impressive oversized storage shed added in 2023. Step inside to a bright and welcoming front entrance featuring elegant French doors that open into the spacious family room. Gleaming hardwood floors, a cozy wood-burning fireplace, and a large bay window create a warm and inviting atmosphere &mdash; perfect for relaxing evenings or entertaining guests. The functional main floor continues into a generous dining area and well-appointed kitchen complete with full-height cabinetry, abundant counter space, corner pantry, built-in wine rack, white appliances, and a large centre island ideal for casual dining or morning coffee. Upstairs, the spacious primary retreat offers a large walk-in closet and luxurious 5-piece ensuite featuring a deep SOAKER TUB and separate shower. Two additional generously sized bedrooms, another full bathroom, and convenient upper-floor laundry complete the second level. Outside, enjoy the fully fenced backyard with a large deck, DOUBEL DETACHED GARAGE. The massive NEW STORAGE SHED provides incredible extra functionality for tools, bikes, seasonal items, or hobbies. Pride of ownership is evident throughout this move-in-ready home. Combining excellent upgrades, exceptional functionality, and a fantastic family-friendly location, this is a property you won&rsquo;t want to miss.