



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

186 Cramond Close SE
Calgary, Alberta

MLS # A2346468

\$525,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,149 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

OVER 2000 SQ FT OF DEVELOPED LIVING SPACE | SOUTH BACKYARD | IMMEDIATE POSSESSION | Welcome to 186 Cramond Close SE, located in the heart of one of Calgary's best SE communities. This fully finished bi-level offers a bright and functional layout with vaulted ceilings, large windows and plenty of room for everyday living and entertaining. The main living area features a gas fireplace and flows into the spacious kitchen complete with a large centre island, breakfast bar and separate eating nook and updated "smart" stainless steel appliances. A large dining room gives you even more space for family dinners and entertaining. The main floor offers 2 spacious bedrooms, including the primary retreat with a private 4-piece ensuite. Downstairs you'll find a fully developed basement that feels anything but below grade thanks to the large windows and abundance of natural light with an additional bedroom, a huge recreation and family room with plenty of flexibility for a TV area, games room or home gym, plus a full bathroom with a custom steam shower. Roof was re-done in March of 2022. Located in the established community of Cranston, you're close to schools, parks, pathways, shopping and everyday amenities, Fish Creek Park, and with quick access throughout the city via Stoney and Deerfoot Trail. Book your private showing today!