

# \$515,000 - 34 Cramond Close Se, Calgary

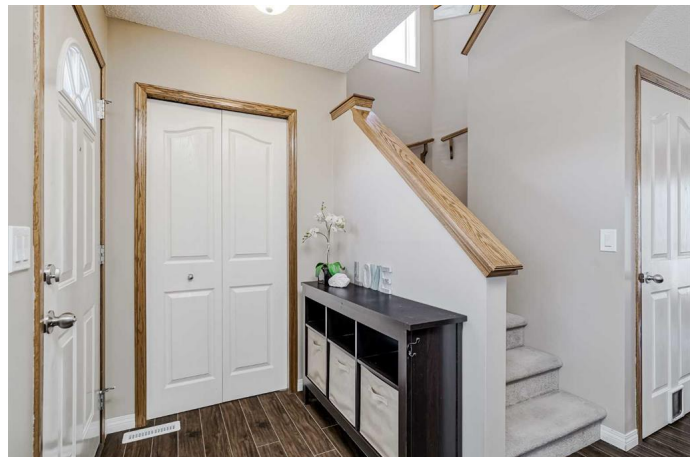
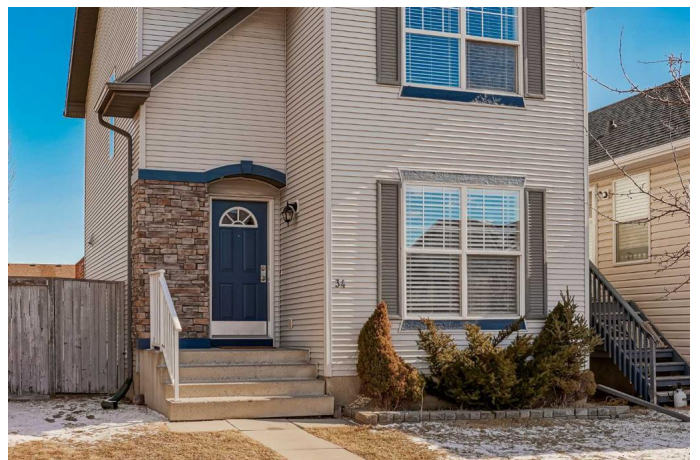
MLS® #A2202835

**\$515,000**

4 Bedroom, 2.00 Bathroom, 1,116 sqft  
Residential on 0.08 Acres

Cranston, Calgary, Alberta

Open House SUNDAY, March 23rd, from 2 PM to 4 PM. Welcome to this beautiful home with a spacious floor plan and numerous upgrades throughout. The inviting Living Room features an attractive gas fireplace with a custom TV niche, perfect for cozy evenings. The open-concept layout flows seamlessly into the Dining Area, which is ideal for family gatherings and entertaining guests. The modern Kitchen is a chef's dream, offering a large raised breakfast bar, a walk-in pantry, and stylish updates, including trendy backsplash, sleek countertops, and quality stainless steel appliances. Attractive laminate flooring, wider baseboards, and neutral paint tones flow throughout the home, creating a warm and welcoming atmosphere. Convenience is key with a main level powder room for guests. Upstairs, you'll find three spacious Bedrooms, including a Master Suite with a huge walk-in closet. The Main Bath has been tastefully renovated with a granite countertop and ceramic tile, offering a luxurious feel. The fully developed Basement adds even more living space with a large Family Room, a versatile Den/Guest Bedroom, and plenty of storage. The backyard is generous in size, and features a large deck—perfect for outdoor dining or relaxing. There's also rear parking for vehicles, with ample space for a future garage. This home is ideally located with easy access to parks, public transportation, shopping, walking paths, and the hospital. Residents of



Cranston enjoy access to Century Hall, which offers an array of amenities such as a full gym, tennis courts, an outdoor rink, a splash park for children, and a toboggan hill. There are also social rooms available for rent, perfect for hosting events. Enjoy scenic walks along community pathways with magnificent mountain views! This home is just steps away from a children's playground and schools, and has convenient access to major roadways. You're also close to shopping, the YMCA at Seton and the South Health Campus Hospital, and City Transit, making commuting a breeze. A wonderful home in a vibrant community—a must-see!

Built in 2002

### Essential Information

MLS® #	A2202835
Price	\$515,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Cramond Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1C1

## Amenities

Amenities	None
Parking Spaces	2
Parking	None

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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