# \$499,900 - 276 Cramond Close Se, Calgary

MLS® #A2259407

### \$499,900

3 Bedroom, 2.00 Bathroom, 1,131 sqft Residential on 0.07 Acres

Cranston, Calgary, Alberta

**UNMATCHED VALUE in an AMAZING** COMMUNITY! Welcome to this charming three bedroom home in the desirable community of Cranston. As perfect for your Family as it is for entertaining, the open concept main floor is made bright and airy by the many windows and east-west orientation. The sun-filled back yard and deck are the perfect setting for BBQ's, firepits and all the fun that comes along with those. Upstairs, the master bedroom features a generous walk-in closet, the two additional bedrooms are of a great size and the full bathroom caps off the perfect space for Family living. The lower level is ready to become whatever your lifestyle requires with room for a media room, bedroom or home office and a bathroom. You'II quickly come to understand why Cranston is one of Calgary's most sought after communities with its amazing Community Center, schools, parks, pathways, local shopping & restaurants and proximity to Fish Creek Provincial Park. And having quick access to Deerfoot and Stoney Trails means that your commute or errands are quick and easy. Live the life you and your Family deserve! Book your appointment today, you do not want to miss this opportunity







Built in 2002

#### **Essential Information**

MLS® # A2259407

Price \$499,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,131

Acres 0.07

Year Built 2002

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

### **Community Information**

Address 276 Cramond Close Se

Subdivision Cranston

City Calgary

County Calgary

Province Alberta

Postal Code T3M 1E2

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave, Microwave Hood Fan,

Refrigerator

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Fire Pit

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 3rd, 2025

Days on Market 32

Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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