



152 CRAMOND Green, Calgary T3M 1J9

MLS® #: **A2165899** Area: **Cranston** Listing Date: **09/17/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **2,723 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Level**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,244**
 Low Sqft:
 Ttl Sqft: **1,244**

DOM

2
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Laminate Counters,Pantry,Storage,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 11`9"	Dining Room	Main	13`4" x 8`8"
Flex Space	Lower	12`8" x 9`11"	Game Room	Lower	21`10" x 16`2"
Laundry	Lower	12`5" x 4`11"	Storage	Lower	6`0" x 3`0"
Bedroom - Primary	Second	14`9" x 12`5"	Bedroom	Second	13`4" x 11`5"
2pc Bathroom	Main	4`10" x 4`5"	4pc Bathroom	Second	9`9" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0511027

Zoning:
R-2

Remarks

Pub Rmks: **Amazing Location in Cranston. This lovingly cared for 2-story, semi-detached home has a fully finished basement & Double Detached Garage for under 500K. Your main level has a bright, open-concept layout with laminate flooring throughout, 2 pc guest bath and spacious kitchen with stainless steel appliances. Upstairs you have a large 4pc bath with walk-in shower and 2 large master bedrooms. Your south facing back yard has a large deck and plenty of sunshine. Just minutes from major transit routes, schools, parks/playgrounds and all shopping amenities that matter most. Move in before the snow comes with a quick possession and a great neighbourhood.**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









