



16 CRAMOND Drive, Calgary T3M 1C3

MLS®#: **A2179474** Area: **Cranston** Listing Date: **11/15/24** List Price: **\$474,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2000**
 Lot Information
 Lot Sz Ar: **2,809 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Stall**

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Storage**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`4" x 12`9"	Kitchen	Main	7`11" x 12`1"
Living Room	Main	12`4" x 13`3"	2pc Bathroom	Main	6`6" x 5`1"
Foyer	Main	4`10" x 8`7"	Bedroom	Upper	14`10" x 10`8"
Bedroom - Primary	Upper	14`9" x 11`2"	4pc Bathroom	Upper	5`0" x 9`9"
Game Room	Lower	16`4" x 28`0"	Storage	Lower	7`6" x 16`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0110564

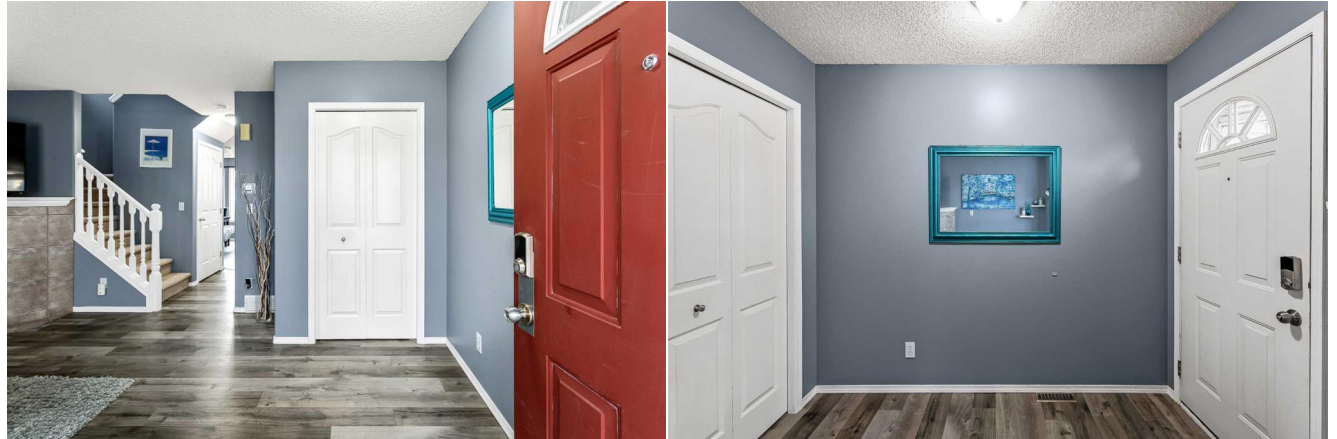
Zoning:
R-G

Remarks

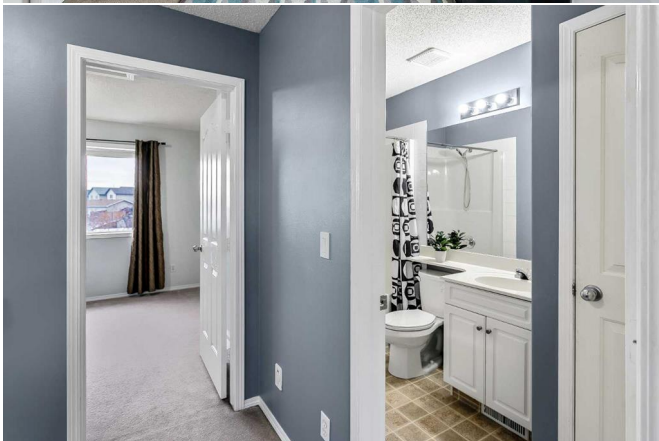
Pub Rmks: **Welcome to this freshly painted 2-bedroom, 1.5-bathroom home located in the family-friendly community of Cranston. This home is perfect for first-time buyers or those looking to downsize, offering comfort, recent updates, and a touch of something truly special. Inside, you'll find newer vinyl plank and laminate flooring (December 2020) that flows seamlessly throughout the main living space, creating a modern and low-maintenance environment. The spacious living is complimented by a corner gas fireplace and dining area can accommodate a large table for entertaining. The home is complete with a functional kitchen that overlooks the backyard. The two upper bedrooms are well-sized, and the main bathroom is conveniently located in the centre. The unfinished basement offers endless possibilities - whether you're looking to expand your living space or create a home gym, the potential is there to make it your own. Step outside to your private, fully fenced backyard - complete with a deck, hot tub, and plenty of storage. It's the perfect spot to unwind, and here's the truly special part: the backyard is a prime location for viewing the Northern Lights! If you're lucky enough to catch them, the vibrant display of colors is visible to the naked eye, with the lights making an appearance several times each year (five times this year alone!). Whether you're stargazing or enjoying a quiet evening, the beauty of nature is right at your doorstep. Location couldn't be better! The home is across the street from a beautiful green space and playground, perfect for families and outdoor enthusiasts. With a new roof (November 2020) and updates throughout, you can rest easy knowing this home is move-in ready. Don't miss this rare opportunity to own a home that combines comfort, style, and the magic of the Northern Lights. Cranston is a sought-after community that offers an excellent mix of suburban tranquility and convenience. With nearby walking paths, parks, and green spaces, it's ideal for those who love outdoor activities. Cranston's amenities include the fantastic Cranston Market, which features grocery stores, cafes, and other local shops. South Health Campus, one of Calgary's leading hospitals is also nearby. Families will also appreciate the nearby schools and community centers, while those who enjoy a good workout will love the Cranston Residents' Association, which offers year-round recreational programs, a splash park and events. For nature lovers, Fish Creek Provincial Park is just a short walk away, providing miles of trails for hiking, biking, and picnicking. And with easy access to major roadways, getting to downtown Calgary or other parts of the city is a breeze.**

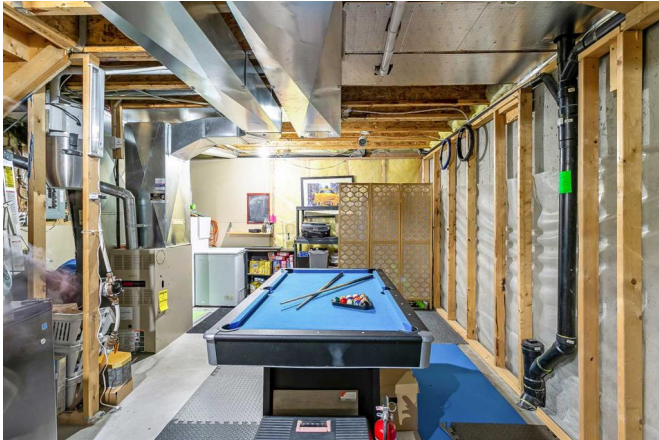
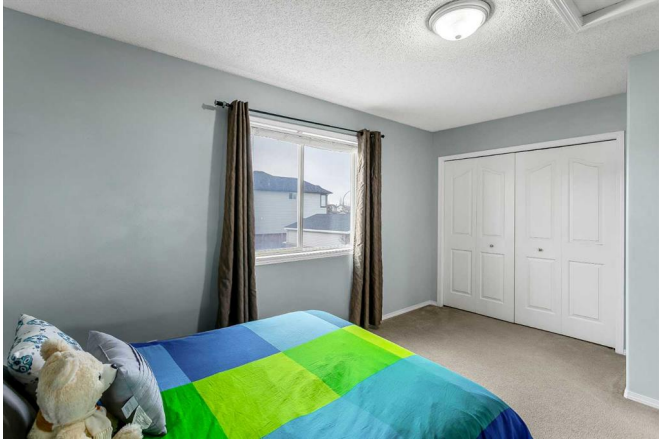
Inclusions: **Hot tub & front door keypad**
Property Listed By: **eXp Realty**

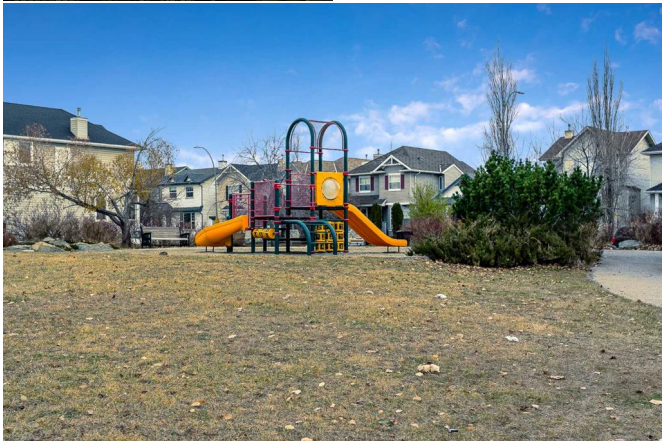
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





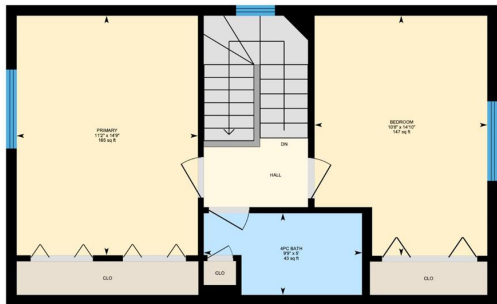






16 Cramond Dr SE, Calgary, AB

Upper Floor Exterior Area 162.48 sq ft
Interior Area 429.84 sq ft



PREPARED: 20241115
While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

16 Cramond Dr SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1163.18 sq ft



Main Floor Exterior Area 600.69 sq ft
Upper Floor Exterior Area 362.48 sq ft
Basement (Below Grade) Exterior Area 517.22 sq ft
PREPARED: 20241115

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iGUIDE

16 Cramond Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 517.22 sq ft
Interior Area 637.41 sq ft

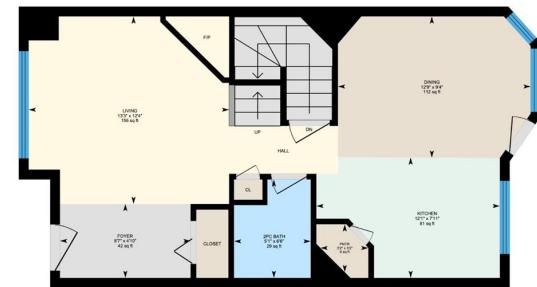


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iGUIDE

16 Cramond Dr SE, Calgary, AB

Main Floor Exterior Area 600.69 sq ft
Interior Area 534.56 sq ft



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iGUIDE