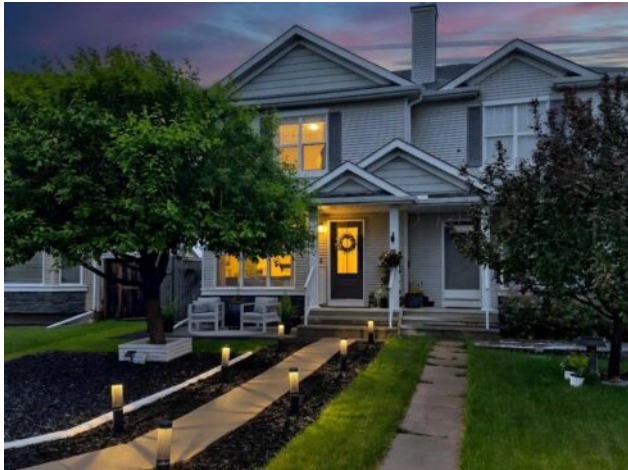


258 Cramond Court SE
Calgary, Alberta

MLS # A2316735



\$535,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,254 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, On Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: stove, dishwasher, window coverings

Rarely do properties like this come to market. Tucked away in a quiet Cranston cul-de-sac on an incredible 6,017 sq. ft. lot, this beautifully updated home offers breathtaking mountain views, downtown skyline views, spectacular sunsets, seasonal fireworks displays, RV parking, a detached garage/shop, and a level of privacy that is nearly impossible to find in this price range. With no neighbours directly behind and professionally landscaped outdoor spaces designed for both relaxation and entertaining, this is a property that truly stands apart. Inside, you'll find a bright and inviting open-concept layout featuring high-end laminate flooring throughout, fresh paint, updated lighting, recessed pot lights, and numerous custom upgrades. The renovated kitchen is designed for both everyday living and entertaining, showcasing quartz countertops, updated cabinetry, a large island, reverse osmosis drinking water system, new faucet, and updated appliances including a brand-new gas range. The adjacent living room serves as the heart of the home with a stunning tiled fireplace feature wall, custom built-ins with quartz accents, and a beautifully designed entertainment space. The thoughtfully designed floor plan offers two spacious bedrooms upstairs, including an updated primary retreat highlighted by custom wood beam detailing and a warm, inviting atmosphere. The upgraded mudroom with custom bench seating adds both style and functionality, while the unfinished basement offers excellent storage today and future development potential with an additional basement window already in place. Step outside and prepare to be impressed. The backyard has been carefully designed to maximize both beauty and functionality with mature trees, multiple outdoor entertaining areas, a dedicated dog run, children's playground, RV parking pad, and an oversized detached

garage/shop measuring approximately 21'7" x 17'7". Whether you're hosting friends, enjoying family time, working on projects, or simply relaxing after a long day, this outdoor space offers endless possibilities. Enjoy summer evenings on the deck watching the sun set over the Rocky Mountains while fireworks light up the Calgary skyline in the distance. Additional upgrades include a new roof in 2023, premium front entry door installed in 2026, new 50-gallon hot water tank, water softener, barn doors, upgraded front patio, maintenance-friendly landscaping, updated appliances, new lighting throughout, and numerous cosmetic improvements completed with pride of ownership in mind. Located just steps from parks, playgrounds, pathways, schools, and all of Cranston's outstanding amenities, this move-in-ready home offers a rare combination of lot size, privacy, views, RV parking, detached garage space, and thoughtful upgrades that are exceptionally difficult to find. A truly special property that must be experienced in person to be fully appreciated.