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22 Cramond Crescent SE
Calgary, Alberta

MLS # A2341689

$574,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,368 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, Storage		

Inclusions: Central Vac with all attachments

** OPEN HOUSE - Saturday Sept 5th 1:00 - 4:00 ** Welcome to this beautifully renovated home in the heart of Cranston, where the major upgrades have already been taken care of for you! Featuring a NEW ROOF, HEATED GARAGE, FLOORING, COUNTERTOPS AND BACKSPLASH — all completed in 2025 — plus a new HOT WATER tank in 2024, this home offers peace of mind and modern style from top to bottom. Step inside and you’re welcomed by a spacious and inviting living room, complete with a cozy gas fireplace — the perfect place to relax or entertain. The living room flows seamlessly into the impressive chef’s kitchen, featuring a gas stove, beautiful countertops, plenty of counter space and a convenient pantry for all your storage needs. The main level is completed by a 2-piece bathroom with an updated vanity and the added convenience of main-floor laundry, eliminating the hassle of carrying laundry up and down the stairs. Upstairs, you’ll find a fantastic primary bedroom complete with a 3-piece ensuite and walk-in closet, along with two additional bedrooms that are perfect for children, guests or a home office. A 4-piece bathroom completes the upper level. The fully finished basement offers plenty of flexibility and tons of storage, providing the perfect space for a future theatre room, additional living area, kids’ playroom or whatever suits your family’s needs. Outside, enjoy your private backyard featuring a spacious deck and included gazebo — a great spot to relax and enjoy the warmer months. The double detached heated garage is a standout feature, complete with a gas line and 220V power, making it an ideal space for vehicles, hobbies or additional workspace. With the big-ticket upgrades already completed, AIR CONDITIONING a fantastic layout and a heated garage, this Cranston

beauty is ready for its next family. Come check it out today!

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