

**189 Cramond Circle SE  
Calgary, Alberta**

**MLS # A2254171**



**\$549,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** White Shelving on Basement Bedroom Wall, Back Yard Pergola.

**\*Open House Saturday 11am-1pm\*** Welcome to this fully finished 4-level split in the desirable community of Cranston, offering exceptional functionality, comfort, and space for the whole family. From the inviting front entry with tile flooring to the bright main level with hardwood floors, this home exudes warmth and style. The modern kitchen is complete with stainless steel appliances, a built-in dishwasher, and a microwave hood cover. A separate side entrance leads to the double detached garage, while plenty of storage can be found throughout the home. Numerous upgrades provide peace of mind, including a hot water tank installed in 2019, central air conditioning (2023), humidifier (2023), and the original furnace from 2004 last serviced in 2024. The house roof shingles were replaced in 2018. Windows have also been updated: the master bedroom and garage windows in 2022, and the front window in 2024. The front door was replaced in 2024, and the back door in 2022. Upstairs, the spacious primary retreat includes a walk-in closet and a private 4-piece ensuite with a soaker tub and separate shower. A second bedroom and 2-piece bath complete the upper level. The third level is filled with natural light from large windows and features a cozy gas fireplace with tile surround and mantel, creating the perfect focal point for family living. The fourth level offers another bedroom with a walk-in closet and a full 4-piece bath. Situated in an ideal location, this home is walking distance to schools, provides easy access to Stony Trail, is close to the South Health Campus Hospital, and just minutes away from shopping, restaurants, and amenities in both Cranston and Seton.