

# \$649,900 - 294 Cramond Circle Se, Calgary

MLS® #A2261426

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,360 sqft  
Residential on 0.09 Acres

Cranston, Calgary, Alberta

Jewel of a Deal!!! Convenient Location - Steps away from the Century Hall, ponds, Ice rink, parks, pathways, schools, shopping, transit, South Pointe Hospital, Seton YMCA, and the new exits. A wonderful URBAN STYLE HOME with many upgraded features, 23 Solar Panels, & meticulously crafted by the original owner's - Truly a custom dream home - Supersized homesite! Over 2000+ SF of air-conditioned living space offering 4 bedrooms, 3.5 baths & triple detached 28 x 24 garage with 220 volt service ... Check out the floor plan! This OPEN design features tile floors throughout the main floor - Spectacular CHEF's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include: a staircase with railings, a gas fireplace, an updated high-efficiency furnace, a water tank, and all windows, as well as granite countertops... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple wood shaker style doors & trims), upgraded appliances, microwave shelf, corner pantry, newer tiled backsplash, dramatic central island with an eating bar for 4 & an undermount stainless steel sink. Upstairs includes an oversized primary bedroom with a full en-suite and a supersized walk-in closet, as well as two good-sized spare bedrooms with views of the backyard. Other impressive features include: a Heated workshop in the garage with extra storage and pull-down staircase to the upper attic storage area, a fully finished basement,



## 294 CRAMOND CIRCLE SE

REC. MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 688.20 Sq Ft. / 63.93 m<sup>2</sup>

UPPER LEVEL (AG) - 671.70 Sq Ft. / 62.40 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE

- 1359.90 Sq Ft. / 126.33 m<sup>2</sup>

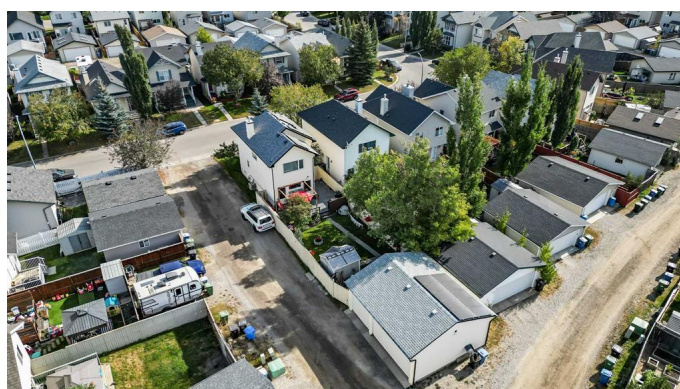
BASEMENT DEVELOPED AREA (BG) -

530.43 Sq Ft. / 49.28 m<sup>2</sup>

BASEMENT UNDEVELOPED AREA (BG)

- 141.27 Sq Ft. / 13.12 m<sup>2</sup>

TOTAL AG/BG AREA - 2031.60 Sq Ft. / 188.73 m<sup>2</sup>



an oversized backyard with a 23 x 10 deck, a fully fenced backyard, a shed, a sunny private backyard setting, rich front curb appeal with a stone detail, and a covered front entry. Quick December 18th possession date! Call your friendly REALTOR(R) to book a viewing!

Built in 2003

### **Essential Information**

MLS® #	A2261426
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,360
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	294 Cramond Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E4

### **Amenities**

Amenities	Picnic Area, Playground, Recreation Room
Parking Spaces	3
Parking	Additional Parking, Alley Access, Garage Door Opener, Heated Garage, Insulated, Oversized, Secured, Triple Garage Detached, Workshop in Garage, 220 Volt Wiring, Garage Faces Side, Side By Side
# of Garages	3

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, Storage, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	167
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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