

\$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,

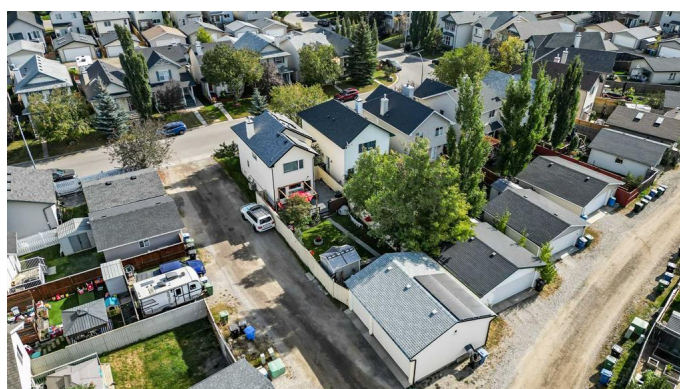


294 CRAMOND CIRCLE SE

REC. MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 688.20 Sq Ft. / 63.93 m²
UPPER LEVEL (AG) - 671.70 Sq Ft. / 62.40 m²
TOTAL ABOVE GRADE RMS SIZE - 1359.90 Sq Ft. / 126.33 m²

BASEMENT DEVELOPED AREA (BG) - 530.43 Sq Ft. / 49.28 m²
BASEMENT UNDEVELOPED AREA (BG) - 141.27 Sq Ft. / 13.12 m²
TOTAL AG/BG AREA - 2031.60 Sq Ft. / 188.73 m²



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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