

# \$538,000 - 31 Cramond Green Se, Calgary

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MLS® #A2240631

**\$538,000**

3 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

**RARE SEMI-DETACHED BUNGALOW |  
RENOVATED | OVERSIZED DOUBLE  
GARAGE | WALKABLE TO AMENITIES!**

This beautifully renovated home has an excellent location within the community, across the street from a playground and easy walking distance to an abundance of amenities including parks, playgrounds, sports fields, the Cranston Residents Association at Century Hall, the pond and pathway system, numerous schools and the shops, services and restaurants at Cranston Market. This family-friendly community also boasts quick access to the main thoroughfares of Deerfoot TR, Stoney TR and the 22X.

This property has a very functional floor plan with plenty of living space and storage. The main level greets you with an inviting entry opening to the spacious living room that is wonderfully comfortable and features bright windows overlooking the playground and greenspace. The dining area is adjacent to the kitchen that offers quartz countertops, herringbone tile backsplash, full stainless steel appliance package including a gas stove, double undermount Blanco silgranite sink, sleek flat panel cabinets and cupboards, corner pantry and a breakfast bar with pendant lighting. The main level is completed with a full 4-piece bathroom and 2 generous bedrooms including the primary suite with patio doors leading to the massive multi-level deck and



back yard space.

The lower level boasts a smart layout with a spectacular 3-piece bathroom featuring a massive, custom full-tile walk-in shower, a huge recreation/games room, dedicated laundry room with built-in cabinets, storage room and a huge 13' x 13' bedroom with a full room width walk-in closet.

The property also boasts an oversized 25' x 19' double garage that is drywalled, insulated and has 240V power.

The list of upgrades and additional features includes wood grain plank tile on the main level, updated light fixtures throughout the home, California shutters in the second and third bedrooms, in-window patio door blinds, full kitchen renovation, huge multi-level deck (2018) built with treated lumber and featuring a pergola, rolling garden box and BBQ canopy, newer furnace (2024) and water heater (2021), water softener and much more. Welcome Home.

Built in 2005

**Essential Information**

MLS® #	A2240631
Price	\$538,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	31 Cramond Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1J8

## Amenities

Amenities	Park, Party Room, Picnic Area, Playground, Recreation Facilities, Clubhouse
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Insulated, Oversized, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      CIR Realty

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