

# \$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>

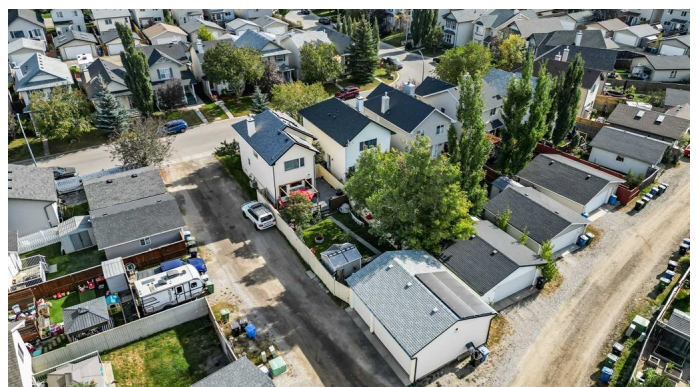
BASEMENT DEVELOPED AREA (BG) -

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 | 2                 |
| Zoning         | R-G               |
| HOA Fees       | 167               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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