

\$419,900 - 326 2a Avenue, Cremona

MLS® #A2209328

\$419,900

5 Bedroom, 2.00 Bathroom, 1,352 sqft
Residential on 0.19 Acres

NONE, Cremona, Alberta

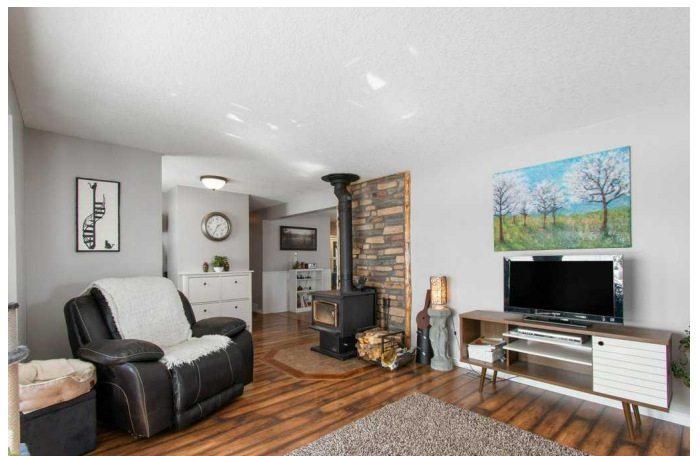
Updated 1,350 sq ft bungalow with 4+1 bedrooms and a nearly fully finished basement, situated on a large lot with no neighbors behind in the quiet Village of Cremona. Conveniently located across from the school and within walking distance to all amenities, this vibrant community offers an easy commute to Calgary, Carstairs, Cochrane, or Airdrie.

The main floor features a cozy living room with a wood-burning stove, a large south-facing window providing natural light and mountain views, and a functional kitchen with dining space and room for a buffet or additional storage. A smaller bedroom off the kitchen is ideal for an office or hobby room.

The primary bedroom includes a 2-piece ensuite, with two additional bedrooms, a 4-piece main bath, and a spacious rear porch with main floor laundry completing the level.

The basement is nearly finished, offering newer windows, one additional bedroom (requires a closet system), a large storage room, secure storage, extra closets, and a generous recreation area – just needing the ceiling completed.

Outside, the property is designed for enjoying the outdoors with a large front porch, two covered back decks (one with a hot tub), a sheltered seating area behind the garage, a



tiered deck leading to a graveled fire pit area, storage shed, greenhouse, raised garden beds, and a detached garage with back alley access. A large adjustable fence opening provides added flexibility, and there are no direct neighbors behind.

View the 3D tour to explore more “ homes in this community are rarely available. Book your showing today!

Built in 1979

Essential Information

MLS® #	A2209328
Price	\$419,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,352
Acres	0.19
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	326 2a Avenue
Subdivision	NONE
City	Cremona
County	Mountain View County
Province	Alberta
Postal Code	T0M 0R0

Amenities

Utilities	High Speed Internet Available
Parking Spaces	2

Parking	Alley Access, Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Back Lane, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	CIR Realty
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