

\$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

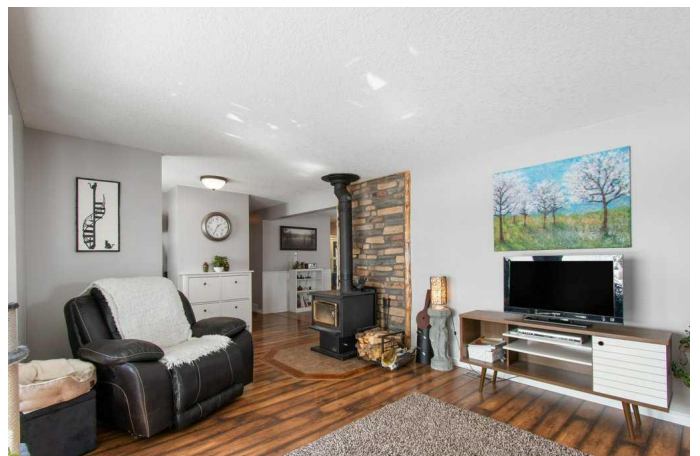
Updated 1,350 sq ft bungalow with 4+1 bedrooms and a nearly fully finished basement, situated on a large lot with no neighbors behind in the quiet Village of Cremona. Conveniently located across from the school and within walking distance to all amenities, this vibrant community offers an easy commute 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 â€” 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 â€” 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 | 12 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.