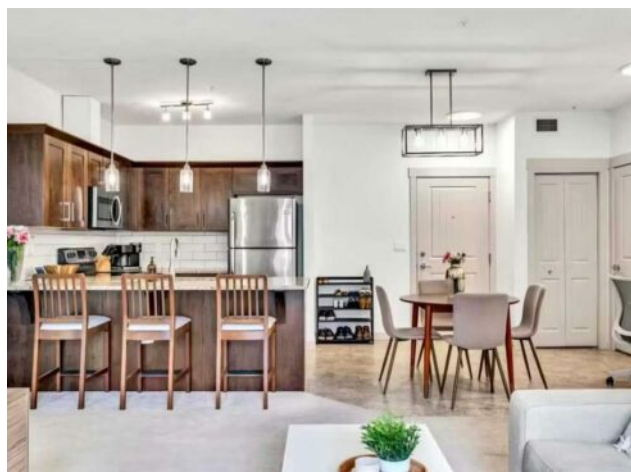


5209, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2234391



**\$340,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Cranston Ridge, a place you will love to call home. This 2 bedroom 2 bathroom property is ready for immediate possession by its next proud owner. Your new home features a floorplan that is ideal for both living and entertaining. After stepping inside you will notice the kitchen has a timeless feel thanks to the stately cabinets and granite countertops blended together with the interlaced subway tile backsplash. Note the updated lighting and the large single sink which was well thought of at time of build. You will also appreciate the ample room for a dining table along with room for stools at the kitchen counter. The floorplan offers bedrooms on either side of the living room, making it an optimal for maximum privacy between the bedrooms. Step inside the primary bedroom and enjoy enough space for your bed plus furniture, plus a walkthrough closet and a nicely appointed 5 piece ensuite also featuring granite countertops with a dual vanity, undermount sinks, and additional cabinetry. The spare bedroom is also a good size and is next to the second full bathroom. In suite laundry and storage round out the home, while your vehicle is warm and secured in the underground titled parking which also includes storage. Located in the highly sought after community of Cranston, close to the South hospital, Seton YMCA, Stoney and Deerfoot trail, and all the amenities you both love and deserve. Book your private viewing with your favorite Realtor and make this attractively priced home yours before someone else does!