

**3311, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2295454



\$350,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Track Lighting		

Inclusions: N/A

Light and airy, this lovely upper floor condo in beautiful Cranston showcases upscale finishes and a great location. Sunshine floods the main living area from the east through sliding glass doors and transom windows above. Vinyl plank flooring in a rustic wood aesthetic is a grounding base for the sleek palette of whites, greys, and black accents, giving the unit an effortless, high-end look. In the kitchen, plentiful cabinetry includes pantry cupboards, and quartz counters extend into an eating bar in a layout that connects the space so conversation flows without pause as you transition between cooking, dining, and relaxing. To one side, the primary bedroom is a self-contained retreat with a walk-through closet. A gorgeous ensuite offers dual sinks, a linen cupboard, and a glassed-in shower with a bench. The other wing of the flat holds the second bedroom and another full bathroom – a roommate scenario would work well here, as would a home office or nursery for a new family. In-suite laundry is a huge perk, and the covered balcony has BBQ hookups. This unit has underground titled parking as well. The Cranford Ridge complex is well-run, with attractive green spaces. The local shops at Cranston Corner are only steps away, as is access to the community pathway system, which extends into a large natural area. Parks and playgrounds are within walking distance, and there are several options for shopping and schools in a short drive. The Resident's Association is close, and with your HOA membership you will have access to facilities and programs there, including the outdoor rink and racquet courts. Just across Deerfoot, Seton holds a plethora of shops, services, and restaurants, as well as the South Health Campus. This area is quickly becoming a new centre for the city, with a great range of amenities available nearby. Of course, if you like adventure,

this community is well-located for you to be on the highway headed out of town. You could be first out into Kananaskis Country for camping, hiking, and alpine activities, or explore small town Alberta to find hidden gems, movie sets, and so much more. Includes one parking stall.