



GRASSROOTS
REALTY GROUP

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**4205, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2269748



\$339,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	White Wardrobe in Primary		

Welcome to Cranston Ridge — where modern style meets everyday convenience! This STUNNING 2-bedroom, 2-bathroom condo showcases an open floor plan, wide-plank flooring, and plenty of natural light. The UPGRADED & EXTENDED KITCHEN impresses with QUARTZ countertops, stainless steel appliances, a corner pantry, tile backsplash, built-in microwave, and a welcoming eat-up bar at the spacious kitchen island. Two-tone cabinetry and a designer accent wall add a touch of flair. The bright living area opens to a private balcony with a natural gas hookup—perfect for barbecuing or relaxing outdoors. The spacious primary suite fits a king bed and features a WALK-THROUGH CLOSET and 4-piece ensuite with a glass shower and separate tub. A second bedroom, full bath, and in-suite laundry complete the layout. Enjoy AIR CONDITIONING, TITLED UNDERGROUND PARKING, and a separate storage locker. Ideally located near shops, restaurants, parks, and major roadways, this home offers the perfect blend of comfort and convenience in sought-after Cranston Ridge!