



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3306, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2276011**



**\$319,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Beautiful, bright, and impeccably maintained, this spacious 2-bedroom, 2-bathroom condo offers serene mountain views with SW exposure off the balcony in the highly desired Cranston Ridge Condos. Built by award-winning Cardel Homes, this home showcases a thoughtfully designed open-concept layout ideal for both everyday living and entertaining. The kitchen is a standout, featuring a fresh, modern palette with white cabinetry, light stone countertops, stainless steel appliances, and an impressive pantry outfitted with pull out shelves&mdash;a rare find in condo living. An abundance of drawers, counter space and storage (including a lazy Susan in the corner cabinet) complete this highly functional space. Both bedrooms are generously sized, including a primary retreat with a well-appointed ensuite offering dual sinks, walk in shower, walk through closet and excellent storage including drawers. Added conveniences include in-suite laundry with stacked washer and dryer in a sizable storage room, and a titled, heated underground parking stall for year-round comfort and security. The location is exceptional, with easy access to scenic walking and biking paths along Cranston Ridge and nearby Fish Creek Park. Enjoy close proximity to schools, major roadways including Deerfoot Trail and Stoney Trail, and an abundance of amenities in both Cranston and the nearby Seton Urban District&mdash;home to shopping, professional services, the Seton YMCA, and the South Health Campus. Located in one of Calgary&rsquo;s most family-friendly communities, Cranston offers parks, playgrounds, schools, and extensive green spaces. A fantastic opportunity not to be missed&mdash;book your private showing today.