



GRASSROOTS
REALTY GROUP

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**131, 52 Cranfield Link SE
Calgary, Alberta**

MLS # A2280493



\$449,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,343 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 871
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Deep Freeze		

Welcome to this spacious 2-bedroom, 2-bathroom + den condo in Silhouette at Cranston, complete with two titled underground parking stalls. Offering 1,343 sq. ft. of bright, open-concept living, this home features 9' ceilings and large windows that fill the space with natural light. The kitchen is well designed with solid wood cabinetry, a large pantry, and an oversized island that comfortably seats six—perfect for entertaining. The primary suite includes a walk-in closet and private ensuite, while the second bedroom is also generously sized. The den is an ideal home office or flexible space for hobbies or guests. As a private end unit, enjoy a wraparound west-facing patio with mountain views, excellent afternoon and evening sun, and a gas line for your BBQ—your own outdoor retreat. Silhouette is a well-managed, adult-only (18+) community known for its welcoming atmosphere and exceptional amenities, including a fitness centre with sauna and hot tub, movie theatre, party room with billiards and kitchen, library, and a car wash bay in the heated underground parkade. Ideally located in Cranston, you're close to shopping, schools, restaurants, major routes, and scenic pathways along the Bow River and Fish Creek Park, with Seton Town Centre just minutes away. A rare opportunity to enjoy spacious condo living with privacy, views, amenities, and an outstanding location—all in one.