



**GRASSROOTS**  
REALTY GROUP

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**3108-3000, 522 Cranford Drive SE**  
**Calgary, Alberta**

**MLS # A2285108**



**\$319,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2016 (10 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, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome home to this beautiful apartment in the highly desirable area of Cranston. So many great features characterize this superior apartment: 2 bedrooms & 2 bathrooms, with each bedroom placed at the opposite side of the home for privacy! Primary bedroom has a walk-through closet and very nice full-ensuite bathroom with double sink vanity! Second bedroom is a great size for either a roommate or to turn into a home office. In-suite laundry with stacked washer & dryer so you don't have to leave home to do your laundry as well extra storage can be found there. Beautiful kitchen the boosts extra cupboard space with granite counters and a large breakfast bar, classy mini-tile backsplash, and gorgeous stainless steel appliances-all included with the home as well as full window coverings included. A sliding door leads to the large, over-sized patio facing to a green strip perfect to sit outside and enjoy the sunshine and bbq as well works great if you have a dog as personal access direct to the street and walking paths. Main floor unit with large windows with tons of natural light. Walk across the street to convenient local stores with more extensive shopping close by at Cranston Market and in nearby Seton. The secure, titled underground, heated, parking stall is very conveniently located close to stairway to the apartment and includes a generous storage unit as well - a very nice feature is the parking stall is at the end of a row, so you only have another car on one side of you! The whole complex is professionally managed and maintained in excellent condition. This super home is perfect for anyone that wants the condo lifestyle - no more snow shovelling, and all the exterior maintenance is done for you in this secure and safe apartment complex. This apartment is located on the ground floor of building 3000 offering quick access to the Bow River, Deerfoot Trail & the

Stoney Trail ring road, Downtown is an easy commute and heading south out of town you are quickly in Okotoks, High River and the U.S. border beyond! Hurry - This classy apartment shows like new do not wait book your showing today!