

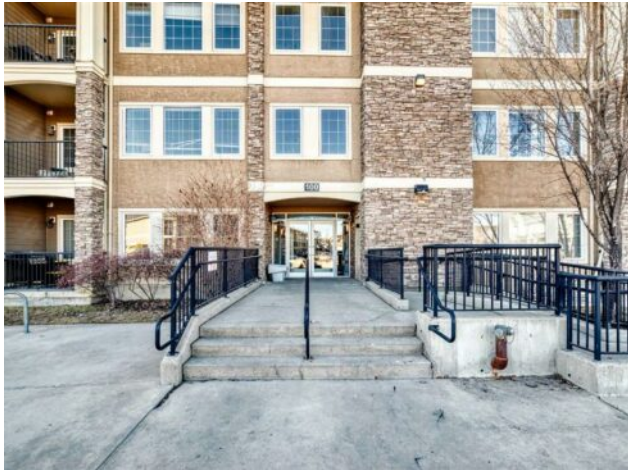


GRASSROOTS
REALTY GROUP

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107, 100 Cranfield Common SE
Calgary, Alberta

MLS # A2285816



\$274,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully maintained 2-bedroom, 2-bathroom home offering comfort, style, and an ideal layout. Featuring a spacious open-concept floor plan, this inviting unit is perfect for both everyday living and entertaining. The bright living and dining areas flow seamlessly together, highlighted by large windows and access to a private west-facing balcony—perfect for enjoying afternoon sunshine and stunning sunsets. The thoughtfully designed kitchen with plenty of counter space opens to the main living space, creating a warm and connected atmosphere. The generous primary bedroom includes a private ensuite bathroom and walk-through closet, providing a peaceful retreat at the end of the day. A second well-sized bedroom and full bath offer flexibility for guests, family, or a home office. In-unit laundry adds everyday convenience, while the open and functional layout enhances the sense of space and flow throughout. Meticulously cared for and move-in ready, this bright and stylish condo showcases true pride of ownership located in ideal Cranston, one of the premier communities in Calgary. Close to 3 schools, parks and playgrounds, shopping, restaurants, and great access to Stoney Trail and Deerfoot Trail for easy commutes.