



**107, 100 Cranfield Common SE  
Calgary, Alberta**

**MLS # A2285816**

**\$274,900**



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

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

<b>Inclusions:</b>	n/a
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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.