



**4114, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2152610



\$399,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	937 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Off Street, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Look no further than this light-filled, CORNER UNIT in a modern, maintenance-free building in Cranston, built by award winning Cardel Lifestyles! This gorgeous, pet-friendly condo is located close to Fish Creek Park, the Bow River and the Cranston Escarpment which all offer breathtaking views for walking, biking and recreation alike. This main floor, corner unit is flooded with natural light from having windows on two sides and shows like BRAND NEW. The 9 ft ceilings, open-concept layout features 2 Bedrooms, 2 Bathrooms, PLUS a DEN. In addition, there is a well equipped kitchen with soaring white cabinetry, quartz countertops, upgraded stainless steel appliances and plenty of storage. This is a great apartment for entertaining, as the central kitchen island leads to the dining area with ample room for a full dining table. The primary bedroom has with a walk-thru closet and LUXURIOUS ENSUITE with DOUBLE SINKS and large STAND-UP SHOWER. A second, nice sized bedroom, an additional 4-piece bathroom with bathtub, laundry room with stacked washer and dryer and a covered patio complete the unit. The DEN offers extra space for a home office, computer room, playroom or yoga and workout area - the possibilities are endless. This condo has been built with high-end, quality finishings throughout, including Hunter Douglas Zebra blinds on all of the windows. There is a brand new patio sliding door and quality double pane windows throughout, keeping the unit quiet and comfortable. A unique bonus is 2 TITLED PARKING STALLS - one in the heated underground garage with an assigned storage unit and an additional surface level stall. Cranston Ridge is a desirable complex that is professionally managed and extremely well maintained. The Cranston community HOA fee includes access to the private Century Hall: Gymnasium, Multi purpose rooms,

Outdoor Rink with Zamboni, Pleasure Pond, Toboggan Hill, Splash Park, Playground, Pickleball/Tennis Courts and Basketball. This apartment is perfect for anyone wanting an elegant, low maintenance, lock and leave lifestyle while still being close to playgrounds, nature, the Bow River and shopping with quick access to Deerfoot Trail, Stoney Trail Ring Road, Seton Lifestyle District and the South Health Campus Hospital. Book a showing today so you don't miss this incredible opportunity!