



**4301, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2156479



\$395,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	908 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: TV Brackets, Blinds

Welcome to Cranston Ridge, where modern living meets convenience. This stunning third floor corner unit offers 2 bedrooms, 2 bathrooms and a contemporary design with many thoughtful upgrades! The kitchen boasts high-end stainless steel appliances, quartz countertops, extra large island with a stunning waterfall edge, beautiful cabinetry, a pantry, an impressive upgraded hoodfan and new light fixtures over the island. The spacious primary bedroom with blackout blinds, includes a large walk-through closet leading to a beautifully designed 4 piece ensuite with a fully tiled shower, double-sink vanity and additional storage. The second bedroom is bright and located next to the main bathroom. This room is perfectly suited for guests or for use as a home office. The open floor plan flows seamlessly into a generous living area, ideal for entertaining or relaxing in front of the TV (electric fireplace not included). Step outside to the sunny balcony, complete with a natural gas hookup for your BBQ. The corner location offers an abundance of windows and lots of natural light. Additional conveniences include a high-efficiency washer and dryer, a titled heated underground parking stall, and a storage locker conveniently located near your parking space. Cranston Ridge offers a well-maintained and desirable complex, located just minutes from shopping, hiking trails, playgrounds and schools. Enjoy easy access to the Bow River Valley and Fish Creek Park, with excellent connections to Seton, the South Calgary Health Campus, and major routes like Stoney and Deerfoot Trails. The community HOA fee includes access to the exclusive Century Hall, offering amenities such as a gymnasium, multipurpose rooms, an outdoor rink with a Zamboni, a pleasure pond, toboggan hill, splash park, playground, pickleball/tennis courts, and basketball. This apartment is

perfect for anyone seeking an elegant, low-maintenance lifestyle while staying close to nature, playgrounds, and shopping, with quick access to Deerfoot Trail, Stoney Trail, Seton Lifestyle District, and the South Health Campus Hospital. This home is immaculate and ready for you to simply move in!