



**3312, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2185398



\$368,800

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	826 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: None

Wow! Upgraded finishing and flooring, ceilings, 2 bedroom and 2 bathroom home located in the sought after Cardel built Cranston Ridge complex. Just a few minutes from the Bow River, close to shopping, schools and all your favourite restaurants. Sunny southwest exposure featuring open, bright functional indoor living and sleeping areas (note the mountain views!). Blue sky vistas from your private covered balcony with views to the west over the community. Designer finishing with two tone upper/lower cabinets, quartz counters, upgraded pendant island light fixtures and stainless appliances. Generous sized rooms including the primary bedroom with walk-in closet and double vanity en suite with step in shower. In suite laundry and ample storage. Titled heated parking with adjacent assigned storage locker. Plenty of visitor parking, you will love to invite your friends and family to visit your impressive new home! An immaculate, well cared for home, just move in, relax and enjoy your carefree lifestyle.