



**4109, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2195926



\$379,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	845 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Parkade, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Radiant	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: n/a

Experience effortless living in this immaculate ground-floor apartment in Cranston Ridge, offering unparalleled convenience and modern elegance. Thoughtfully designed for those who appreciate accessibility, comfort, and style, this two-bedroom, two-bathroom home provides a rare opportunity to enjoy direct access from your titled parking stall through your own private sliding door, eliminating the need for hallways or elevators. Whether you have young children, pets, or simply value easy entry, this home is designed to simplify your lifestyle. Inside, 9-foot ceilings and expansive windows create a bright and open ambiance. The gourmet kitchen is a true showpiece, boasting quartz countertops, a full-height elegant backsplash, a spacious island perfect for entertaining, stainless-steel appliances, a sleek hood fan, and a generously sized pantry. The open-concept design seamlessly connects the kitchen, living, and dining areas, making it a warm and inviting space to host guests or unwind. The primary suite offers a serene retreat with a luxurious 4-piece ensuite, complete with quartz countertops and Moen fixtures. The second bedroom is located on the opposite side of the unit for added privacy, making it ideal for guests, roommates, or a home office. A spacious second bathroom features the same high-end finishes, including ceramic tile flooring and quartz countertops. This home remains under the Alberta New Home Warranty Program until 2029, ensuring peace of mind for years to come. The in-unit stacked laundry is tucked away with added shelving for extra storage. Step outside onto your large west-facing patio, perfect for outdoor living with a natural gas hookup for barbecuing. A gate to match the fence railing can be added to ensure young children or pets stay safe while enjoying the fresh air. Additional features include an assigned underground caged

storage, a titled parking stall equipped with an electrical outlet—ideal for Calgary’s winters. Cranston Ridge is a meticulously maintained complex, just minutes from shopping, dining, schools, playgrounds, and hiking trails. Enjoy scenic nature trails along the Bow River Valley and Cranston Escarpment Ridge and take in breathtaking views of the mountains and the Bow River. Steps away, the Regional Path offers family-friendly access for walking, running, and cycling. A short drive/biking distance leads to Fish Creek Park, offering endless opportunities for outdoor recreation. Commuting is effortless with quick access to Stoney Trail, Deerfoot Trail, and the South Calgary Health Campus. Residents enjoy exclusive access to Century Hall, a private recreation center with a gymnasium, multipurpose rooms, an outdoor rink with a Zamboni, a pond, a toboggan hill, a splash park, tennis courts, basketball courts, and a community playground. This move-in-ready home is perfect for first-time buyers, downsizers, or anyone seeking a low-maintenance lifestyle in one of Calgary’s most desirable communities. Call your agent today!