



**GRASSROOTS**  
REALTY GROUP

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**5408, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2208515**



**\$365,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 507
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	None
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Welcome home to this beautiful 2-bedroom, 2-bathroom condo, ideally situated in the community of Cranston! This top-floor gem offers a spacious, open-concept layout with soaring 9-ft. ceilings and stylish Deluxe Plank flooring. Gourmet kitchen featuring quartz countertops, upgraded stainless steel appliances, 41" upper cabinets, tile backsplash, large pantry, and a spacious eat-up bar. The living room separates the space between the master and the second bedroom, providing quiet and privacy to your guests or children. The living room with sliding glass doors leading to a NW facing balcony equipped with a natural gas hookup for your BBQ. When you step out onto the balcony, you'll overlook the green space and Mountain View. Spacious master retreat with a walk-through closet leading to a sleek 4-piece ensuite. The 2nd bedroom with its own 4-piece bath, perfect for guests or a home office. In-suite laundry & storage room for added convenience plus an additional storage cage in underground for extra storage. 2 titled parking stalls - one underground heated stall and one surface stall. This complex is steps away from parks, walking paths, transit, and amenities, with easy access to Stoney Trail for seamless commuting. Schedule your private showing today!