

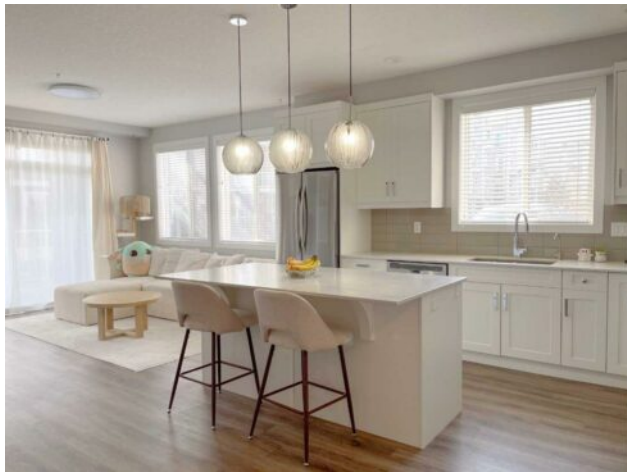


GRASSROOTS
REALTY GROUP

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**4101, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2209519



\$368,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to CRANSTON RIDGE, where modern comfort meets a prime location. This beautifully designed GROUND-FLOOR CORNER UNIT offers 2 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, and HIGH-END FINISHES throughout — perfect for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS. Enjoy a BRIGHT, OPEN-CONCEPT LAYOUT featuring a GOURMET KITCHEN with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, UPGRADED MAPLE CABINETS with dovetail drawers, and a REVERSE OSMOSIS WATER FILTRATION SYSTEM. The living and dining area flow seamlessly onto an OVERSIZED PATIO with a NATURAL GAS HOOKUP — perfect for year-round BBQs and relaxing evenings. The PRIMARY SUITE includes a WALK-THROUGH CLOSET with UPGRADED BUILT-IN SHELVING and a PRIVATE 4-PIECE ENSUITE. The second bedroom offers flexible space for guests or a home office. Additional highlights include IN-SUITE LAUNDRY, TITLED HEATED UNDERGROUND PARKING, and a SECURE STORAGE LOCKER — ALL INCLUDED. Located just MINUTES FROM THE SCENIC BOW RIVER PATHWAY, and close to PARKS, SCHOOLS, SHOPPING, and RESTAURANTS. Enjoy EASY ACCESS TO DEERFOOT AND STONEY TRAIL for a stress-free commute. DON’T MISS YOUR OPPORTUNITY to own a WELL-MAINTAINED, LOW-MAINTENANCE home in one of CALGARY’S MOST DESIRABLE COMMUNITIES.