1311, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2201497

$358,500

Division:	Cranston
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	890 sq.ft.
Age:	2014 (11 yrs old)
Beds:	2
Baths:	2
Garage:	Heated Garage, Off Street, Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Hot Water, Natural Gas		**Water:**	-
Floors:	Tile, Vinyl Plank		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 494
Basement:	None		**LLD:**	-
Exterior:	Stone, Vinyl Siding		**Zoning:**	M-2
Foundation:	-		**Utilities:**	-

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Inclusions: N/A

Experience luxury living in this stunning CRANSTON RIDGE apartment. This large, open-concept CORNER 3rd floor unit, boasts HIGH CEILINGS and is bathed in warm, inviting colours, creating a spa-like atmosphere you'll love calling home. The beautiful chef's kitchen features ample cupboard space, a large island, and GLEAMING GRANITE countertops, perfect for culinary creations. The perfectly sized living room opens onto a sun-drenched SOUTHWEST FACING BALCONY with a gas hookup, ideal for summer BBQs. Retreat to the large master bedroom with its luxurious 5-piece ensuite, complete with a double sink vanity, stand-up shower, and deep soaker tub. The versatile 2nd bedroom offers flexibility as a guest room or office/den. Enjoy the convenience of IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING, and an additional storage unit. Amazing location, just moments to Deerfoot and Stoney Trail. Ready for QUICK POSSESSION and priced to sell, this is an opportunity you don't want to miss!"