

1311, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2201497



**\$358,500**

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

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 494
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!"