



## 522 Cranford Drive Calgary Alberta

\$349,900

FABULOUS GROUND FLOOR UNIT | 2 BEDROOMS | 2 BATHROOMS | HUGE PATIO | This charming condo features a bright & open layout & enjoys the glow of the morning sun...conveniently located on the main level...especially if you have pets! Finished with upgraded, neutral toned, vinyl flooring throughout the open living areas, designer white cabinetry, and quartz countertops throughout, this home has a timeless & stylish vibe. The kitchen, with a peninsula island & upgraded pantry cabinetry, flows seamlessly into the spacious living room, which has great light from the large patio doors that open to your oversized patio (30' long)...complete with a BBQ gas line and gate for easy in-and-out access. The 2 bedrooms are thoughtfully separated, providing privacy that is ideal for roommates or guests. The primary bedroom comfortably fits a king size bed and includes a generous walk-through closet with upgraded built-ins leading to a luxurious ensuite with 2 sinks and an oversized shower. Completing this unit is in-suite laundry, an assigned storage locker plus a title parking stall ideally located just steps away! This unit has terrific access, is close to an abundance of nearby amenities & is available for an immediate possession! (id:6769)

Living room 16.00 Ft x 12.00 Ft

Primary Bedroom 11.33 Ft x 11.00 Ft

Dining room 11.17 Ft x 5.08 Ft

Bedroom 10.75 Ft x 9.92 Ft

Kitchen 11.08 Ft x 9.42 Ft

Laundry room 5.58 Ft x 4.92 Ft

Foyer 8.25 Ft x 5.25 Ft

Other 30.08 Ft x 6.17 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.larrynormandeau.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca