



## 522 Cranford Drive Calgary Alberta

\$299,900

Welcome to effortless living in sought-after Cranston Ridge. This west facing unit enjoys mountain views along with an abundance of light and privacy as there are no neighbors facing into your unit. The beautifully designed 2-bedroom, 2-bathroom condo offers a smart, open-concept layout ideal for both everyday comfort and entertaining. The well-appointed kitchen, with granite countertops and a large breakfast bar along with stainless steel appliances, flows seamlessly into the living and dining areas, creating a bright and welcoming space to relax or host guests. The primary bedroom features a private ensuite and large walk-in closet, dual sinks, spacious shower and extra storage space. On the other side of the unit the second bedroom provides flexibility for guests, a home office, or roommates, with their own 3-piece bathroom. In-suite laundry contains a stacked washer & dryer, so you don't have to leave home to do your laundry as well extra storage. A well-sized balcony directly off of the living room lets you enjoy the abundant sunshine, the gorgeous sunsets and also includes a bbq gas line. Enjoy the convenience of titled heated, underground parking, keeping your vehicle secure and protected year-round. Conveniently located directly in front your parking stall is an assigned storage locker. Located in a quiet, well-maintained complex that is a 5-minute walk to the ridge in Cranston that offers sweeping views of the valley, and easy access to many parks and pathways. The South Calgary Hospital, the Seton YMCA and the many shops and restaurants in Seton, are all within a 10-minute drive. Quick access is available to both Deerfoot Trail and Stoney Trail and there are two schools within walking distance. This home offers the perfect balance of comfort and connectivity. Ideal for first-time buyers, downsizers, or investors--this is Cranston living at its best in ...

Dining room 10.50 Ft x 8.50 Ft

Living room 14.67 Ft x 14.92 Ft

Kitchen 10.50 Ft x 10.92 Ft

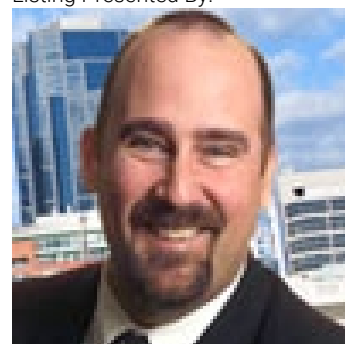
Primary Bedroom 11.92 Ft x 11.00 Ft

Bedroom 10.92 Ft x 10.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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