

206, 30 Cranfield Link SE
Calgary, Alberta

MLS # A2310498



\$365,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 622
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Garburator, TV mount

START THE CAR - IMMACULATE 2 bed/ 2 bath home, in the highly coveted Silhouette of Cranston complex. This amenity rich, 18+ building is the very best in all of Cranston, featuring a fully equipped gym, hot tub, steam room, party room, theatre room, dog park and onsite manager. Everything you need, all at your doorstep. Beautifully maintained property, with nearly 1000 square feet of functional living space. You will be immediately impressed by the bright and open floor plan and NEW vinyl plank flooring. The kitchen boasts GRANITE COUNTERTOPS, a NEW FRIDGE and STOVE and a pantry space. The East facing balcony OVERLOOKS A GREEN SPACE and has a BBQ gas line. Spacious primary bedroom with walk-thru closet and 4-pc ensuite. The second bedroom is well sized and sits beside the 3-pc washroom with WALK-IN SHOWER. Stay comfortable all year long with the GAS FIREPLACE and AIR CONDITIONING unit. There is also a den space that is perfect for a home office. This unit comes with TITLED UNDERGROUND PARKING and an assigned storage locker, for all your seasonal goods. Other bonuses include: updated lighting, updated toilets, touch faucet and in-floor heating. This is an incredibly well managed and PET FRIENDLY building, with a healthy reserve fund, one-site manager and condo fees that include heat and water. You can enjoy a plethora of amenities inside and outside of the building. Amazing location near walkways, parks, South Campus Hospital, Cranston's Community Centre and Stoney Trail. You will love living here! Check out the 3D TOUR and book a showing before it's too late!