

5301, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2329783



\$329,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 577
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Curtain Rods, Curtains, Blinds, Gas Barbeque

Welcome to one of the largest and most sought-after floor plans in Cranston Ridge! This bright corner-unit condo with just over 900 sq.ft of living space, is filled with natural light thanks to its abundance of extra windows. Featuring DUAL AIR CONDITIONING, this home is designed for year-round comfort. The spacious open-concept layout includes a large living room, a separate dining area, and luxury vinyl plank flooring throughout the main living spaces. The beautifully appointed kitchen is equipped with newer upgraded stainless steel appliances, including an induction stove and a refrigerator with a water and ice dispenser, soft-close cabinetry, drawer organizers, and plenty of storage for everyday living and entertaining. The thoughtfully designed floor plan offers TWO generously sized BEDROOMS and TWO full BATHROOMS. The primary suite is a true retreat, complete with a walk-through closet featuring California Closet organizers and a luxurious ensuite boasting dual vanities, a separate walk-in shower, and a deep soaker tub. The second bedroom is ideally positioned for privacy, making it perfect for guests, a home office, or roommates. Plush newer carpet with upgraded underlay (2023) adds warmth and comfort to both bedrooms, while designer blinds throughout, including blackout blinds, provide both style and functionality. Step outside to your private balcony, where you'll enjoy the rare benefit of having no neighbouring balconies directly on either side, creating a peaceful outdoor space to relax. This exceptional home also includes TWO TITLED PARKING STALLS—one underground and one surface stall—as well as a separate storage locker, offering outstanding convenience and extra storage. Ideally located close to parks, pathways, shopping, restaurants, and all the amenities Cranston has to offer, this is condo living at its finest. Check out the

video of this beautiful home!