



THE
A-TEAM

**RE/MAX
FIRST**

52 CRANFIELD Link #332, Calgary T3M 0N9

MLS® #: **A2160660** Area: **Cranston** Listing Date: **08/26/24** List Price: **\$585,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **1,347**
 Low Sqft:
 Ttl Sqft: **1,347**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Dog Run Fenced In,Fruit Trees/Shrub(s),Lawn,Landscaped,Many Trees,Underground Sprinklers,Yard Lights,See Remarks,Treed Parkade

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Dog Run,Storage**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Elevator,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,See Remarks,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`6" x 6`4"
Kitchen	Main	11`8" x 11`7"
Living Room	Main	16`11" x 16`7"
Walk-In Closet	Main	9`0" x 5`6"
Bedroom	Main	12`3" x 9`10"
Laundry	Main	10`6" x 3`8"

Room	Level	Dimensions
Den	Main	9`1" x 6`8"
Dining Room	Main	14`8" x 11`1"
Bedroom - Primary	Main	15`0" x 10`9"
4pc Ensuite bath	Main	8`11" x 5`5"
3pc Bathroom	Main	9`4" x 4`11"

Condo Fee:
\$817

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0812561**

Remarks

Pub Rmks: **NEVER BEFORE ON THE MARKET!!! Adult living 18+. WELCOME to this fantastic and bright TOP FLOOR corner Unit with mountain and downtown views. If you have been thinking of a simpler life style where you can lock the door and go, this stunning property is for you. Located in the Silhouette of Cranston just minutes to any amenities you desire, whether walking or driving or public transportation, it is out your front door. This elegant suite has everything desire: 9 ft ceilings, large front foyer , 2 Spacious bedrooms (one being huge primary bedroom with large walk in closet and ensuite), 2 Bathrooms , beautiful kitchen with island and 2 year old stainless steel fridge , stove. Bosch stainless steal dishwasher, along with Micro wave hood fan, rich cabinetry and granite counter tops spacious pantry gives you lots of storage for all your culinary gadgets. This floor plan is not imaginable by words with stunning open flow of the dinning area with built in cabinets and a living room with lovely mantled gas fireplace to enjoy the cool winter nights. Let's talk about the summer nights where you can relax on your wrap around deck with views of the mountains and the city skyline. Enjoy the abundance of space and the additional den for your in home office, plus in suite laundry with large storage room for all the convenience in your home. This is definitely the lifestyle you have been waiting for with in-floor heating, central air conditioning plus 2 titled underground heated parking stalls along with 2 storage units. If you are ready to make the move from your house with yard to the perfect unit that feels and fits your lifestyle the Silhouettes of Cranston are for you with amenities like no other fitness centre, sauna, hot tub, Party/games room , theatre room, library, and car wash Bay. This complex offers lots of visitor parking! Give up your shovels and lawn mower once and for all, MAKE YOUR APPOINTMENT TODAY !!! This unit is truly a GEM!!!**

Inclusions:
Property Listed By: **Ceiling fans x 4 with remotes, All window coverings
RE/MAX Complete Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









