



THE
A-TEAM

**RE/MAX
FIRST**

522 CRANFORD Drive #3312, Calgary T3M 2L7

MLS® #: **A2185398**

Area: **Cranston**

Listing Date: **01/08/25**

List Price: **\$368,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **825**

Low Sqft:

Ttl Sqft: **825**

DOM

13

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Storage**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings

Int Feat:

Double Vanity, Open Floorplan, Stone Counters, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`11" x 10`6"
Living Room	Main	14`10" x 14`6"
4pc Ensuite bath	Main	7`10" x 7`5"
4pc Bathroom	Main	7`9" x 4`11"
Walk-In Closet	Main	8`1" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`6" x 8`4"
Bedroom - Primary	Main	11`10" x 10`11"
Bedroom	Main	10`9" x 9`11"
Laundry	Main	5`7" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$455

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1610592

Remarks

Pub Rmks: **Wow! Upgraded finishing and flooring, 9' ceilings, 2 bedroom and 2 bathroom home located in the sought after Cardel built Cranston Ridge complex. Just a few minutes from the Bow River, close to shopping, schools and all your favourite restaurants. Sunny southwest exposure featuring open, bright functional indoor living and sleeping areas (note the mountain views!). Blue sky vistas from your private covered balcony with views to the west over the community. Designer finishing with two tone upper/lower cabinets, quartz counters, upgraded pendant island light fixtures and stainless appliances. Generous sized rooms including the primary bedroom with walk-in closet and double vanity en suite with step in shower. In suite laundry and ample storage. Titled heated parking with adjacent assigned storage locker. Plenty of visitor parking, you will love to invite your friends and family to visit your impressive new home! An immaculate, well cared for home, just move in, relax and enjoy your carefree lifestyle.**

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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





