

# **\$585,000 - 332, 52 Cranfield Link Se, Calgary**

MLS® #A2160660

**\$585,000**

2 Bedroom, 2.00 Bathroom, 1,347 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

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!!!

Built in 2008

### Essential Information

MLS® #	A2160660
Price	\$585,000
Sold Price	\$565,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,347
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	332, 52 Cranfield Link Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0N9

### Amenities

Amenities	Car Wash, Dog Park, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub,
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	Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade

## Interior

Interior Features	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)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Storage
Lot Description	Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn, Landscaped, Many Trees, Underground Sprinklers, Yard Lights, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 26th, 2024
Date Sold	September 23rd, 2024
Days on Market	27
Zoning	M-1 d75
HOA Fees	200.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Complete Realty
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