

**214, 30 Cranfield Link SE**  
**Calgary, Alberta**

**MLS # A2168645**



**\$364,777**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 545
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this immaculate AIR-CONDITIONED in the sought after SILHOUETTE OF CRANSTON Adult living (18+) condo that perfectly blends comfort and modern living. As you enter, you are greeted by a bright and sunny atmosphere, thanks to large windows that fill the space with natural light. The primary bedroom is a serene retreat featuring a spacious walkthrough closet and a luxurious four-piece ensuite bathroom, providing both convenience and privacy. The second bedroom is ideal for guests or a home office. The unit also boasts a flex space that can be tailored to your needs&mdash;be it a cozy reading nook, a home office, or a play area. A well-equipped IN-SUITE LAUNDRY adds to the convenience of daily living. Step outside onto the large balcony, perfect for enjoying morning coffee or evening sunsets. The kitchen has newer appliances, a pantry, and plenty of cupboard space ensuring a functional and efficient lifestyle. The Building amenities are plentiful, including an underground titled parking stall, separate storage, a CAR WASH, and a large GYM for fitness enthusiasts. Unwind in the HOT TUB or SAUNA after a long day, or take your furry friend to the DOG PARK for some fresh air. For entertainment, enjoy the MOVIE THEATRE room or challenge friends in the GAMES ROOM. This immaculate condo offers a lifestyle of luxury, convenience, and community&mdash;truly a place to call home! ONE OF THE BEST KEPT BUILDINGS YOU WILL SEE - WELL MANAGED... WITH AN AMAZING COMMUNITY OF PEOPLE!!