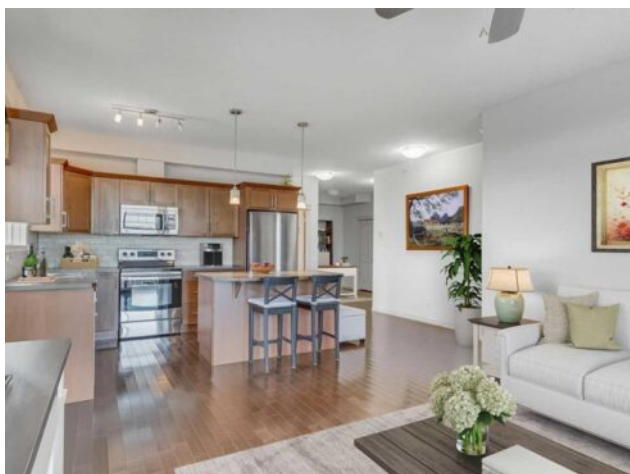


412, 304 Cranberry Park SE
Calgary, Alberta

MLS # A2303829



\$325,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	M-2
Foundation:	-	Utilities:	Cable, Electricity, High Speed Internet
Features:	Ceiling Fan(s), Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: cabinet beside washer/dryer

Welcome to one of the premier residences in Cranston a rare top floor corner unit that truly stands out from the rest. This expansive 2-bedroom, 2-bath + dedicated office home, offering an exceptional layout, elevated privacy, and natural light pouring in from multiple directions. Positioned on the top floor and corner of the building, this home benefits from additional side windows, flooding the space with sunlight and creating a bright, airy feel throughout the day. The elevated location also delivers mountain views from the back, while facing a green space—a perfect balance of scenery and serenity. Adding to the appeal is a titled, heated underground parking stall, providing year-round convenience, security, and comfort—no scraping windows or braving the cold in winter. The thoughtfully designed floor plan offers generous living and nook, designed for relaxed living and easy functionality. The dedicated office space is a standout feature perfect for working from home, a creative studio, or a quiet retreat. Two spacious bedrooms and two full bathrooms provide comfort, privacy, and flexibility for a variety of lifestyles.