



## 42 Cranbrook Gardens Calgary Alberta

\$475,000

Welcome to Riverstone Manor! Located in the highly sought after southeast community of Riverstone in Cranston. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING! This unit offers luxury living right at your fingertips! This stunning southwest facing unit features 3 beds, 2 baths, and over 1,186 SqFt of living space. It also comes with a titled underground parking stall and building bike storage! open plan, 9' ceilings, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the balcony, Fresh Air System (ERV) and so much more. Super sunny SOUTH UNIT, with UNOBSTRUCTED Views of the Scenic Wet Pond on the balcony. The kitchen is spectacular with full height cabinets, quartz counters, pots/pan drawers, undermount sink, upgraded backsplash and S/S appliances. The island is extensive which transitions into the spacious living area and large dining room, perfect for entertaining. The spacious primary bedroom has a large window (triple pane windows), sizeable walk-in closet and dual vanities with a stand-up shower. The additional bedrooms are perfect for kids, guests, or an office. Nearby is the laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Highlights include: Hardie board siding, electric baseboard heating, BBQ gas line on the balcony. Strategically located steps from the beautiful Bow River, adjacent to the scenic wet pond, access to Cranston's Resident's Association and many other bespoke amenities. PET FRIENDLY COMPLEX! (id:6769)

Living room 3.58 M x 4.70 M

Kitchen 3.00 M x 5.21 M

Laundry room 3.23 M x 1.55 M

4pc Bathroom 1.50 M x 2.95 M

Primary Bedroom 4.19 M x 3.28 M

Bedroom 2.92 M x 3.53 M

Bedroom 2.92 M x 3.12 M

Other 2.06 M x 6.12 M

Dining room 2.54 M x 4.09 M

4pc Bathroom 2.52 M x 2.44 M

Listing Presented By:



Originally Listed by:  
TrustPro Realty

<http://gloriasun.com/>

**RE/MAX**

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