



## 42 Cranbrook Gardens Calgary Alberta

\$434,900

Welcome to this beautifully appointed END UNIT, offering over 1,000 SQFT of elevated comfort in the heart of CRANSTON'S exclusive RIVERSTONE community. Set on the third floor, this 2 BEDROOM, 2 BATHROOM home combines everyday function with upscale finishings and scenic POND AND VALLEY VIEWS. A PRIVATE FOYER opens into a spacious OPEN-CONCEPT LAYOUT filled with natural light. The bright LIVING ROOM features a wall-mounted TV bracket and connects seamlessly to the DINING AREA and COVERED BALCONY--ideal for morning coffee or summer evenings outdoors basking in the tranquil views. The stunning kitchen is designed for both beauty and practicality, featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETRY, a PANTRY CLOSET, CRUSHED GRANITE SINK, GARBAGE PULLOUT and a gorgeous CHEVRON TILE BACKSPLASH. Durable VINYL PLANK and TILE flooring run throughout the space (no carpet!). The PRIVATE PRIMARY BEDROOM includes a WALK-IN CLOSET with upgraded SHELVEING and a spacious ENSUITE complete with DUAL VANITIES, added drawer banks, and a WALK-IN SHOWER finished with FULL-HEIGHT TILE. The SECOND BEDROOM offers flexible space for family, guests, or a home office, while the 4-PIECE MAIN BATHROOM ensures convenience for daily routines. A separate LAUNDRY ROOM with wired shelving provides ample storage. Comfort features include STONE COUNTERTOPS, AIR CONDITIONING ROUGH-IN, and a GAS LINE on the covered balcony. This unit also includes TITLED UNDERGROUND PARKING. Located in one of Calgary's most scenic and family-friendly neighbourhoods, residents enjoy quick access to the BOW RIVER PATHWAYS, parks, schools, and the nearby COMMUNITY REC CENTRE--all surrounded by the natural beauty of the valley. (id:6769)

Foyer 10.08 Ft x 4.75 Ft

Living room 13.92 Ft x 13.08 Ft

Dining room 13.08 Ft x 7.83 Ft

Kitchen 16.50 Ft x 9.00 Ft

Laundry room 8.00 Ft x 5.67 Ft

Other 21.58 Ft x 6.67 Ft

Primary Bedroom 11.92 Ft x 10.25 Ft

Bedroom 11.92 Ft x 8.92 Ft

4pc Bathroom 8.08 Ft x 8.00 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
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