



## 42 Cranbrook Gardens Calgary Alberta

\$464,900

INTRODUCING RIVERSTONE MANOR, IN THE EXCLUSIVE COMMUNITY OF RIVERSTONE IN CRANSTON, CALGARY. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, 5 YEARS RUNNING 'L3" unit with notable features. You will feel right at home in this well thought-out 1075.18 RMS sq.ft. (1131 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP & LVT flooring (NO CARPET), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the balcony, A/C rough-in, Fresh Air System (ERV) and so much more. Super bright TOP FLOOR, SOUTH FACING CORNER UNIT with UNOBSTRUCTED VIEWS OF THE POND. The kitchen is expansive with soft close drawers, pantry, full height cabinets, quartz counters, and S/S appliances. Peering over the island with built-in eating area is the spacious living room, perfect for movie nights and entertaining. The primary bedroom is gorgeous with spa-like ensuite and massive walk-in closet. The 2nd bedroom has 2 large windows to soak up all the views and sunlight, premium corner unit. 4pc bath, laundry & storage closet are well planned out, definitely a must see. 1 titled underground parking stall and 2 storage lockers INCLUDED, WOW. 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. VIRTUAL TOUR AVAILABLE! (id:6769)

4pc Bathroom 4.92 Ft x 8.25 Ft  
4pc Bathroom 8.08 Ft x 7.92 Ft  
Bedroom 12.00 Ft x 8.83 Ft  
Dining room 13.25 Ft x 9.08 Ft  
Foyer 11.33 Ft x 4.67 Ft

Kitchen 17.00 Ft x 12.83 Ft  
Laundry room 7.92 Ft x 5.67 Ft  
Living room 19.75 Ft x 9.25 Ft  
Primary Bedroom 11.92 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.artlee.ca/>

**RE/MAX Realty Professionals**

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