



## 42 Cranbrook Gardens Calgary Alberta

\$400,000

INTRODUCING RIVERSTONE MANOR, IN THE EXCLUSIVE COMMUNITY OF RIVERSTONE IN CRANSTON, CALGARY. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, 5 YEARS RUNNING 'F2" unit with notable features. You will feel right at home in this well thought-out 844.58 RMS sq.ft. (918 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, Fresh Air System (ERV) and so much more. Super bright SOUTH FACING UNIT with UNOBSTRUCTED VIEWS OF THE POND. The kitchen is expansive with soft close drawers, 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. 2nd bedroom is located on the other side of the unit, great for roommates and privacy. Large laundry & storage closet is 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. (id:6769)

4pc Bathroom 8.43 Ft x 4.82 Ft

4pc Bathroom 8.76 Ft x 7.74 Ft

Bedroom 10.60 Ft x 9.00 Ft

Primary Bedroom 13.91 Ft x 9.25 Ft

Dining room 11.84 Ft x 11.00 Ft

Kitchen 16.01 Ft x 12.24 Ft

Laundry room 8.43 Ft x 6.76 Ft

Other 8.33 Ft x 6.43 Ft

Laundry room 8.42 Ft x 6.75 Ft

Listing Presented By:



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Real Broker

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)