



## 42 Cranbrook Gardens Calgary Alberta

\$475,000

TOP FLOOR | SOUTH FACING | FABULOUS VIEW OF WET POND | Fall in love with this stunning 1,089 sq.ft. 2-bedroom, 2-bathroom Riverstone Manor condo with AC, nestled in the exclusive community of Riverstone in Cranston. You'll immediately be impressed with the 9' CEILINGS, wall of windows, and SOUTH-FACING BALCONY, which provide an abundance of NATURAL LIGHT and STUNNING VIEWS of the surrounding Riverstone area and the scenic wet pond. Luxury plank flooring throughout adds to the sophisticated and modern feel of this exquisite living space. The KITCHEN IS A TRUE SHOWSTOPPER with sleek and modern full-height cabinets, QUARTZ countertops, upgraded backsplash, and S/S appliances. SOFT-CLOSE DRAWERS add a touch of luxury, while the EXPANSIVE ISLAND seamlessly transitions into the spacious living and dining areas, making it ideal for entertaining. Whether you're hosting a dinner party or enjoying a quiet meal, this kitchen offers the perfect blend of elegance and convenience. Adjacent to the living area is an ideal home office space, ideal for those who work from home and want to enjoy a beautiful view. Your primary bedroom is a SERENE RETREAT with a walk-in closet, and ensuite bathroom featuring dual vanities, a stand-up shower, and extra storage drawers. The second bedroom is perfect for family, guests, or a home office, offering flexibility to suit your needs. A 4-piece main bathroom and dedicated laundry room with storage complete the unit. Enjoy AIR CONDITIONING. 1 TITLED larger underground parking stall. STORAGE LOCKER. Fantastic location minutes to the beautiful Bow River, South Health Campus, and Seton Shops and YMCA. You'll love having access to Century Hall, Cranston's Resident's Association. Experience the best of Calgary living at Riverstone Manor. (id:6769)

Living room 3.76 M x 6.96 M

Kitchen 2.97 M x 3.68 M

Dining room 2.97 M x 3.30 M

Primary Bedroom 3.10 M x 3.66 M

4pc Bathroom 2.39 M x 2.52 M

Bedroom 2.74 M x 3.68 M

4pc Bathroom 1.50 M x 2.57 M

Laundry room 1.73 M x 2.44 M

Other 2.59 M x 2.08 M

Foyer 3.43 M x 1.50 M

Listing Presented By:



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