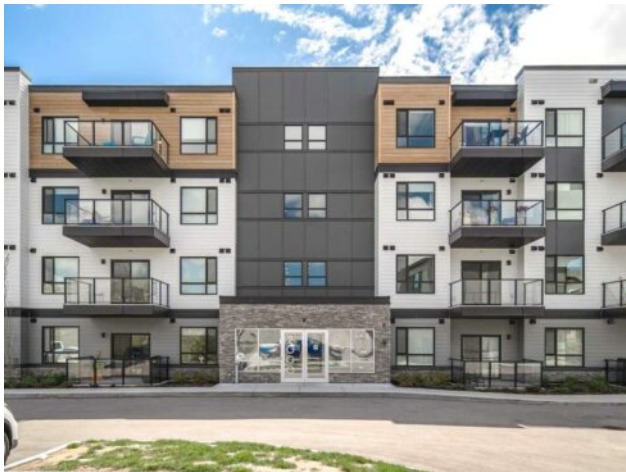


780-380-6207  
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2403, 42 Cranbrook Gardens SE  
Calgary, Alberta

MLS # A2223007



\$399,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,060 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Highly motivated seller &ndash; bring your offers! Great Price under \$400K for this stunning end unit features 2 beds, 2 baths with 1,060 SqFt of living space. It also comes 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 WEST UNIT, with 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. Riverstone Manor Locates 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! 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!