



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**139, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2228711



\$515,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,532 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE - SUNDAY JULY 20th from 2:00 - 4:00!! See you there!! This exceptional corner unit townhouse in Riverstone Manor blends modern design, thoughtful layout, and quality craftsmanship by Cedarglen Living. Just a few years old and meticulously maintained, this home still feels brand new and offers a fantastic opportunity to own in one of Calgary's most desirable and exclusive neighbourhoods. Step inside to a bright and welcoming main floor featuring a spacious front foyer, a dedicated office/den, and a beautifully designed open-concept living and dining area. The kitchen is the heart of the home, showcasing quartz countertops, full-height cabinetry, stainless steel appliances, a generous island, and an oversized pantry—perfect for everyday living and entertaining alike. Upstairs, you'll find three generous-sized bedrooms, including a gorgeous primary retreat complete with a 4-piece ensuite, dual sinks, an oversized tiled shower, and a large walk-in closet. A second full bathroom and convenient upstairs laundry complete the well-thought-out upper level. Additional features include hot water on demand, newer mechanical systems, and a versatile basement flex space ideal for a workout area, extra storage, or future development. Enjoy the convenience of a double detached garage and a private, low-maintenance lifestyle in this pet-friendly development (with board approval). Nestled along the Bow River and surrounded by natural beauty, Riverstone in Cranston offers a perfect blend of peaceful living and city access. Residents enjoy nearby walking and biking trails, Fish Creek Park, and stunning views of the river valley. The Cranston Residents Association at Century Hall offers exclusive access to recreational amenities like tennis courts, a gym, splash park, and skating rink. With easy access to Deerfoot

Trail, top-rated schools, shopping, restaurants, and public transit, Cranston is an ideal choice for families, professionals, and nature lovers alike. Come and see if this is the house you will soon call home!