



**129, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2275920



\$505,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,523 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot		

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

Inclusions: N/A

[OPEN HOUSE From 2 to 4 PM on Jan 11] Welcome to this bright and well-maintained corner-unit townhouse in Riverstone Manor by Cedarglen Living— an ideal home for first-time buyers or young families. Just a few years old and cared for with pride, this move-in-ready property offers modern finishes, a practical layout, and a comfortable lifestyle in one of Calgary's most family-friendly communities. The main floor features a welcoming front foyer, a dedicated office or homework space, and an open-concept living and dining area filled with natural light. The functional kitchen is equipped with quartz countertops, full-height cabinetry, stainless steel appliances, a large island, and an oversized pantry— perfect for family meals and everyday living. Upstairs offers three generously sized bedrooms, including a spacious primary bedroom with a 4-piece ensuite, dual sinks, oversized tiled shower, and a large walk-in closet. A second full bathroom and convenient upper-level laundry make daily routines easy for busy families. The basement provides a flexible space ideal for a kids' play area, home gym, or additional storage, with potential for future development. Enjoy the convenience of a double detached garage and the benefits of a low-maintenance, pet-friendly complex (board approval required). Located along the Bow River, Riverstone in Cranston offers a safe and welcoming environment with access to walking and biking paths, nearby parks, and Fish Creek Park. Families will appreciate access to Century Hall through the Cranston Residents Association, featuring a splash park, skating rink, tennis courts, and fitness facilities. Close to schools, shopping, restaurants, public transit, and with easy access to Deerfoot Trail, this home offers everything a growing family needs. A wonderful opportunity to step

into homeownership in a well-established and highly desirable community.