

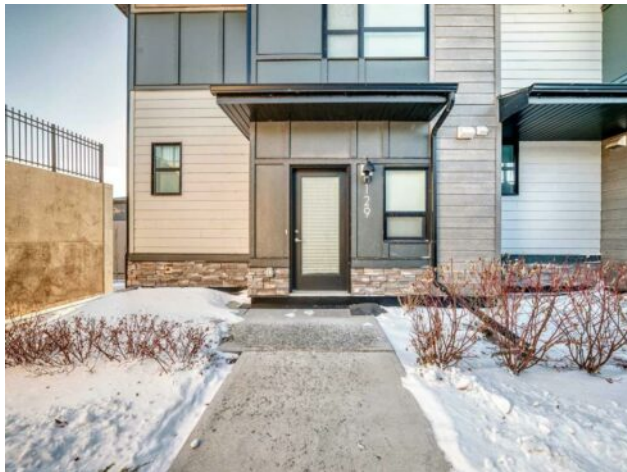


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2275920**



**\$505,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 262
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.