



**1203, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2288167



\$399,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,046 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane, Mixed	Condo Fee:	\$ 438
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Discover refined living at this bright and beautifully maintained NW corner unit in Riverstone Manor offering over 1,040 sq ft of intelligently designed living space and one of the most private positions in the entire building. With only one shared wall and expansive windows wrapping the corner, natural light pours in throughout the day, creating an airy, refined atmosphere that feels more like a bungalow than a condo. Featuring 2 generous bedrooms, 2 full bathrooms, and a full sized laundry room, the layout is exceptionally functional, with thoughtful separation between the bedrooms for optimal privacy. The inviting foyer opens into a spacious open concept great room anchored by walls of windows. The living and dining areas offer flexibility for entertaining, quiet evenings, or a dedicated work from home setup. The kitchen integrates seamlessly and showcases full height cabinetry, quartz countertops, stainless steel appliances, and a large island designed for gathering. Step outside through double patio doors to a rare 20 x 7 west facing balcony. With no direct neighbours beside you, this is one of the most private outdoor spaces in the complex. Enjoy uninterrupted sky, peaceful evenings, and golden sunsets as an extension of your living space. Inside, luxury vinyl plank flooring runs throughout, with no carpet. The primary suite features a walk through closet and a well appointed 4 piece ensuite with dual sinks and a walk in shower. The second bedroom sits on the opposite side of the unit, ideal for guests, a home office, or additional flex space, and is positioned next to a full 4 piece bathroom. A large dedicated laundry room adds rare in suite storage and everyday practicality. Additional highlights include 9 foot ceilings, ductless air conditioning, heated titled underground parking, and Alberta New Home Warranty still in place, offering confidence and peace of mind.

The true differentiator is the setting. Located steps from the Bow River, extensive pathway systems, and the natural beauty of Fish Creek Park, Riverstone offers a lifestyle that feels removed from the city, yet remains minutes to Seton's shopping, dining, and South Health Campus. This is not simply condo living, it is low maintenance living in one of Calgary's most serene and tightly held communities, where outdoor access, privacy, and smart design come together. At this size and location within Riverstone, opportunities at this price point are increasingly rare.