



GRASSROOTS
REALTY GROUP

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**2105, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2149825



\$499,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,187 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: heat pump, TV wall mounts x 3

Welcome to this stunning, newly built condominium in the heart of Cranston's Riverstone community! This beautiful home, boasting 1,188 square feet of luxurious living space, is a perfect blend of modern comfort and stylish design. With 2 bedrooms, a versatile den, and 2 bathrooms, it offers ample space for both relaxation and productivity -- live and work (from home) where you play in Cranston's Riverstone. Built in 2023, this condo is filled with top-notch upgrades that TRULY SET IT APART. The exceptionally large kitchen features sleek quartz countertops and stylish, upgraded Samsung appliances, making it a chef's delight. The large island comfortably seats four, and this is in addition to the large dining area, making it perfect for family gatherings or entertaining friends. Custom closets in the primary walk-in and the laundry room provide smart storage solutions, while upgraded window coverings, bathroom fixtures, and lighting fixtures add a touch of sophistication throughout the home. These designer upgrades total close to \$25,000 alone, making it the perfect home for those who want the lock-and-leave lifestyle but do not want to compromise on space and style. Stay comfortable year-round with the installed heat pump, offering efficient air conditioning in the summer and extra warmth in the cooler months. Unlike other units, this condo comes with not one, but two storage lockers, providing extra space for all your belongings. The convenience continues with heated underground parking, ensuring your vehicle is secure and warm during the winter months, and secure bike storage just down the hall for exploring on two wheels all that Cranston's Riverstone has to offer. Situated on the elevated ground floor, this unit offers beautiful views of the surrounding area, including a picturesque pond. Enjoy the serene environment and the easy access to the river, where you can float

or fish to your heart's delight, making it perfect for those who love nature and outdoor activities. Cranston's Riverstone community is known for its vibrant amenities, and you'll be within walking distance to all it has to offer. This one-of-a-kind community has parks, walking paths, shopping and dining, as well as Century Hall, Cranston's Resident's Association, which offers a skating rink, tobogganing hill, splash park, tennis and basketball courts, and a playground. The community's location also means easy access to major roadways, providing immeasurable convenience for commuting to downtown, getting to South Health Campus or exploring the surrounding communities. Don't miss the chance to call this exceptional condominium your home. Schedule a viewing today and experience the perfect combination of luxury and convenience in Cranston's Riverstone!