



**1401, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2168716



\$309,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	636 sq.ft.	Age:	2023 (1 yrs old)
Beds:	1	Baths:	1
Garage:	220 Volt Wiring, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 269
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Riverstone Manor, located in the picturesque neighbourhood of Cranston's Riverstone! Newly built in 2023 by Cedarglen Living, winner of the "Builder of Choice Award" for the past 5 years, this thoughtfully laid out condo has exceptional finishings. This bright, modern, top floor unit is perfect for first-time home buyers and investors alike (Air BnB friendly on board approval!). Step inside on the luxury vinyl plank and be greeted by the immense kitchen island with built-in dining area, exceptionally crafted with quartz countertops. The extended cabinets along with the full-sized pantry create expansive space, so no need to worry about where to put all your dishware and groceries. The 9-foot ceilings and contemporary colours of the cabinetry and floors make the space feel very spacious and airy. This condo is filled with upgrades you will absolutely enjoy, including A/C, Lifebreath HRV Fresh Air Ventilation System, triple paned windows, BBQ gas line, and much more. Fall in love with the community of Riverstone, situated along the Bow River and Fish Creek Park, filled with pathways and parks to stay active while remaining close by to surrounding amenities. This unit comes complete with plenty of storage space and a parking stall that is just steps outside the building. Call your favourite Realtor and see this amazing unit for yourself!