



**2110, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2189337



\$479,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,053 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 451
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		
Inclusions:	N/A		

Welcome to the condos of Riverstone, the Estate area of Cranston. This complex is located just off Cranbrook Drive, minutes from the 212 Avenue overpass which puts you on Deerfoot north or south with ease. This particular unit is an end unit facing east towards the walkways, parks, and of course the pond. Walk in through the foyer to a wide open concept Kitchen, dining and living area, drenched in sunlight from the east facing windows. The kitchen boasts stainless steel appliances, quartz countertops, white cabinets and a beautiful lighting package. The floor throughout the unit is vinyl planking and it also hosts 9 foot tall ceilings. This is a two bedroom unit with the master equipped with a walk-in closet and four piece en suite. A few other features worth mentioning is it does have an air conditioning rough in and bbq gas line located on the east facing balcony and in suite laundry! What also brings real value to this unit in particular is the 2 titled heated underground parking stalls located just outside the stairwell adjacent to this unit! A complex is pet friendly and merely needs board approval! Living down in Riverstone gives you perfect opportunities for floating the bow, fishing, miles of outdoor walkways and simply enjoying the outdoors. You are also just minutes away from the South Health Campus and a variety of shopping just located on the other side of Deerfoot in Seton. This is a must see unit. It shows 10 out of 10! Hope you enjoy!