



**1201, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2193833



\$310,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	643 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 264
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows

Inclusions: NA

Like new this bright modern home built by Cedarglen living is perfect for a first-time buyers or investors. Situated in the highly desirable community of Riverstone Cranston, surrounded by nature, the Bow River, and with an abundance of close amenities. As you step inside, you'll be greeted by luxury vinyl plank flooring and soaring 9-foot ceilings that invites natural light throughout the space. The kitchen serves as a centerpiece, featuring sleek, slow-close cabinets that reach the ceiling, a custom garbage pull-out, gorgeous quartz countertops, a classic white subway tile backsplash, stainless steel appliances, and a built-in dining area. This flows seamlessly into the bright living room, offering direct access to a covered patio overlooking greenspace, complete with a BBQ gas line—ideal for entertaining. The spacious primary bedroom boasts large triple-pane windows and an expansive closet for ample storage. The modern 4-piece bathroom showcases quartz countertops and a convenient tub/shower combo. You'll also appreciate the generous laundry and storage room, perfect for outdoor gear, seasonal decor, and linens. Titled parking stall #4 is located on the building's west side, providing easy access through a side door. Additional highlights include durable Hardie board siding, electric baseboard heating, pet-friendly policies, and low condo fees. Don't miss the opportunity to schedule your private tour or showing today!