



**GRASSROOTS**  
REALTY GROUP

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**1402, 42 Cranbrook Gardens SE  
Calgary, Alberta**

**MLS # A2207340**



**\$399,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 357
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Dresser, Closet Racks

Price reduced! Experience unparalleled luxury in this stunning, almost new (only lived in for few months) top-floor condo with a private balcony, perfect for relaxation or entertaining in the community of Cranston's Riverstone. This meticulously designed 2-bedroom, 2-bathroom home spans 860 sq ft, offering a spacious and functional layout ideal for modern living. Soaring high ceilings enhance the open and airy ambiance with lots of natural light, while the primary bedroom features a walk-in closet awaiting the new owner's final touch and a luxurious ensuite bathroom for added convenience and privacy. Enjoy the added functionality of a thoughtfully designed ensuite laundry area, cleverly adaptable as a dual-purpose additional pantry or mud room, combining practicality with effortless convenience. The chef-inspired kitchen is a true showpiece, boasting a large island, sleek stainless-steel appliances, and upgraded built-in oven and stove—perfect for hosting and culinary creations. Additional value comes with the titled underground parking, ensuring your vehicle is secure year-round. You'll enjoy the convenience with quick access to Deerfoot and Stoney Trail, streamlining commutes and weekend getaways. Close by to various options for dining, shopping recreation, and wellness including the South Health Campus, and the YMCA, and This condo is perfect for first-time buyers, families, or those looking to downsize without compromising on style, comfort, or convenience. Don't miss your chance to own this sophisticated property that combines modern design with unparalleled convenience. Schedule your private showing today and step into your dream home!