

**1309, 42 Cranbrook Gardens SE**  
**Calgary, Alberta**

**MLS # A2213867**



**\$454,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home		

**Inclusions:** None

Corner Unit | Underground Parking | 2023 Build | Scenic Pond & Hill Views | Oversized Balcony & Windows | Storage Unit. Discover this bright and spacious 2-bed, 2-bath corner unit, ideally located in the scenic community of Riverstone (Cranston). Built in 2023 by award-winning Cedarglen Homes, this south-facing unit offers breathtaking pond views from the living room, both bedrooms, and the oversized balcony. The open-concept layout features a wide entryway, modern LVP flooring, and abundant natural light throughout. The living area and dining area flows seamlessly onto a large, sunny balcony equipped with a BBQ gas line—perfect for enjoying the panoramic view of pond and rolling hills or entertaining guests. The kitchen showcases a quartz island, stainless steel appliances, and full-height cabinetry for both style and function. The primary bedroom includes a walk-in closet, a large window with pond views, and a well-appointed ensuite featuring dual sinks and a glass shower. The second bedroom is just as impressive with two oversized windows and serene pond views. A second full bathroom and in-unit laundry room offer added convenience. Additional highlights include titled underground parking, a large private storage unit, and premium Hardie board siding for a clean, modern exterior. The pet-friendly complex allows up to 2 cats or dogs (each up to 77 lbs, with board approval) and features secure bike storage nearby. Live where nature meets luxury in Cranston's Riverstone. Nestled along the Bow River and bordering Fish Creek Park, this exclusive community offers stunning scenery, rolling hills, and peaceful bike and walking trails. As a resident of Cranston's prestigious Riverstone community, you'll enjoy exclusive access to Century Hall, the vibrant community hub featuring a skating rink, splash park, hockey rink, tennis

court, a full gymnasium, and a family-friendly playground. Minutes from top schools, bustling Seton Urban District/shopping, and South Health Campus, with easy access to Deerfoot and Stoney Trail, Riverstone is where city convenience meets nature’s backyard.