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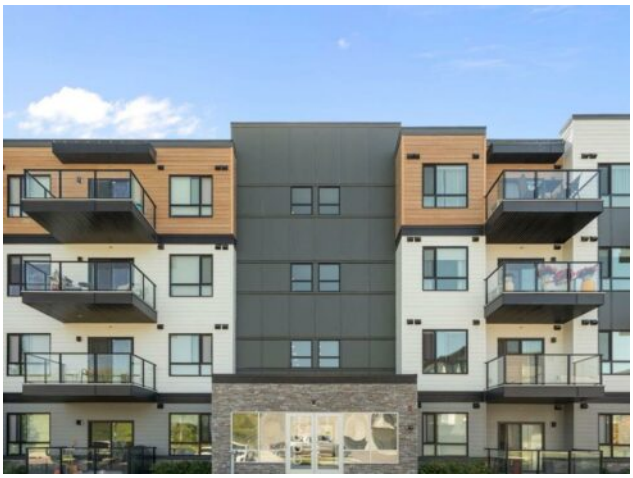
2203, 42 Cranbrook Gardens SE Calgary, Alberta

MLS # A2253220



$400,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,046 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	2	**Baths:**	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 445
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Concrete, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Located in the sought after community of Cranstons Riverstone, this like new apartment is LOADED with upgrades. With 1,045 sq/ft of developed living space, this 2 bed 2 bath unit has pond views, TWO parking stalls and custom features throughout. Walking in you'll love the vinyl plank flooring, airy open concept floor plan, stunning white kitchen with quartz countertops, stainless steel appliances, a pantry and a massive island. The living room and dining room are well positioned for entertaining with easy access to your large balcony with pond views. Stepping into the primary retreat you're welcomed with a fair sized bedroom, generous 4 piece ensuite and stunning walk in closet with custom built-in storage ($6,000 addition). The laundry room was thoughtfully designed to maximize storage and convenience with additional custom built-in storage and a stacked washer/dryer. The second bedroom has large windows and could also be utilized as an office or den which also has a 4 piece bathroom right next to it. This 2023 built unit has been well maintained and has an amazing location. Located with a pond view, you're just steps from the river and have convenient access to Deerfoot Trail. With groceries, banks, restaurants, gas stations, South Calgary Health, the YMCA and SO MUCH MORE just minutes from your front door, this is the perfect place to call home.

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