

**1305, 42 Cranbrook Gardens SE**  
**Calgary, Alberta**

**MLS # A2263615**



**\$447,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**HUGE PRICE REDUCTION!** Welcome to Riverstone Manor in Cranston! Discover luxury condo living in the heart of one of Calgary's most desirable southeast communities &mdash; Riverstone in Cranston. This beautifully designed southwest-facing unit offers 3 bedrooms, 2 bathrooms, and over 1,187 sq. ft. of stylish living space. Step inside to an inviting open-concept layout with 9-ft ceilings, Low-E triple glazed windows, and modern finishes throughout. The chef-inspired kitchen showcases full-height cabinetry, quartz countertops, stainless steel appliances, pot & pan drawers, and an oversized island perfect for entertaining. The bright living and dining areas open onto a sunny south-facing balcony with unobstructed views of the scenic wet pond and a BBQ gas line for outdoor enjoyment. The spacious primary suite features a walk-in closet and a luxurious ensuite with dual vanities and a stand-up shower. Two additional bedrooms offer versatility for guests, family, or a home office. Additional highlights include in-suite laundry, a titled underground parking stall, bike storage, and Hardie board siding for long-lasting quality. Located just steps from the Bow River pathways, parks, and Cranston Resident's Association amenities, this pet-friendly complex combines nature, convenience, and elegance &mdash; all in one perfect package.