

1307, 42 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2336684



\$289,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	572 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 243
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		
Inclusions:	NA		

****1307 – 42 Cranbrook Gardens SE | Riverstone Manor**** Welcome to ****Riverstone Manor** in Cranston's sought-after Riverstone community**, where modern design meets one of the best natural settings in southeast Calgary. ****Perfectly positioned on the third level with a sunny south-facing exposure overlooking the scenic pond****, this beautifully maintained home enjoys a premium location within the building and an abundance of natural light throughout. Inside, the bright, open-concept living space feels fresh, clean and contemporary. The ****crisp white kitchen**** features sleek ****quartz countertops****, stainless steel appliances and ample cabinetry, creating a timeless backdrop that flows easily into the dining and living areas. Large windows draw your attention outside to the peaceful pond views, while the adjoining balcony offers an ideal place to enjoy your morning coffee, unwind at the end of the day or simply take in the sunshine and surrounding landscape. The bedroom is comfortable and well proportioned, complemented by a modern full bathroom and convenient ****in-suite laundry****. Thoughtful finishes and the home's exceptionally well-kept condition make it truly move-in ready. Built by ****Cedarglen Living in 2023****, Riverstone Manor offers modern construction in an exceptional location just steps from walking and biking pathways, green space and the Bow River, with convenient access to Cranston and nearby Seton amenities. A ****titled parking stall**** adds valuable everyday convenience. For buyers looking for a newer condo, this is a combination that is difficult to duplicate: ****modern finishes, sunny south exposure, an elevated third-floor position and a peaceful pond view in one of Riverstone's most attractive locations.**** ****Come experience the view, the sunshine and the setting for yourself – book your private showing today.****