

2304, 42 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2338391



\$477,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,102 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to this spacious 2 bedroom, 2 bathroom third-floor condo in Cranston's desirable Riverstone community. Designed with a bright, open-concept layout, this home offers an impressive amount of living space with large south-facing windows that bring in plenty of natural light throughout the day. The modern kitchen is well appointed with quartz countertops, stainless steel appliances, ample cabinetry, a pantry and a large central island with seating, all flowing seamlessly into the dining and living areas. From here, step outside onto the large south-facing balcony, an ideal spot to relax and enjoy the open views. The primary bedroom offers a comfortable private retreat, complete with a beautiful 4-piece ensuite featuring a double vanity, which flows directly into an oversized walk-in closet. A generously sized second bedroom sits near the second full bathroom, making it ideal for guests, a home office or additional family space. In-suite laundry adds everyday convenience, while the underground parking stall keeps your vehicle secure and protected year-round. Located just steps from pathways, green spaces and the natural beauty surrounding the Bow River and Fish Creek Park, Riverstone offers a quieter setting without sacrificing convenience. Shopping, restaurants, the South Health Campus, Seton amenities and major roadways are all just minutes away. With a functional floor plan, excellent natural light, a large outdoor space and a sought-after south-facing exposure, this well-designed condo is an excellent opportunity to enjoy low-maintenance living in one of southeast Calgary's most attractive communities.