

1305, 42 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2263615



\$473,000

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

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

Inclusions: N/A

Welcome to Riverstone Manor in Cranston! Discover luxury condo living in the heart of one of Calgary's most desirable southeast communities — 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 — all in one perfect package.