

\$457,500 - 2305, 42 Cranbrook Gardens Se, Calgary

MLS® #A2103623

\$457,500

3 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

INTRODUCING RIVERSTONE MANOR, IN THE EXCLUSIVE COMMUNITY OF RIVERSTONE IN CRANSTON, CALGARY. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, 4 YEARS RUNNING! BRAND NEW "S" unit with notable features. You will feel right at home in this well thought-out 1,218 RMS sq.ft. (1259 sq.ft. builder size) 3 bed, 2 bath home with open plan, 9' ceilings, LVP flooring (no carpet), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the balcony, Fresh Air System (ERV) and so much more. Super sunny SOUTH UNIT, with UNOBSTRUCTED Views of the Scenic Wet Pond on the balcony. The kitchen is spectacular with full height cabinets, quartz counters, pots/pan drawers, undermount sink, upgraded backsplash and S/S appliances. The island is extensive which transitions into the spacious living area and large dining room, perfect for entertaining. The spacious primary bedroom has a large window (triple pane windows), sizeable walk-in closet and dual vanities with a stand-up shower. The additional bedrooms are perfect for kids, guests, or an office. Nearby is the laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Highlights include: Hardie board siding, electric baseboard heating, BBQ gas line on the balcony. 1 titled underground parking stall included. Strategically located steps from the beautiful Bow River, adjacent to the scenic wet pond,



access to Cranstonâ€™s Residentâ€™s Association and many other bespoke amenities. PET FRIENDLY COMPLEX

Built in 2023

Essential Information

MLS® #	A2103623
Price	\$457,500
Sold Price	\$447,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,177
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2305, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P9

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric

Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat, Membrane
Construction	Composite Siding, Concrete, Wood Siding

Additional Information

Date Listed	January 25th, 2024
Date Sold	March 23rd, 2024
Days on Market	58
Zoning	DC
HOA Fees	471.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	BluePoint Realtors
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