# \$495,000 - 2208, 42 Cranbrook Gardens Se, Calgary

MLS® #A2113593

# \$495,000

3 Bedroom, 2.00 Bathroom, 1,187 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Riverstone Manor! Located in the highly sought after southeast community of Riverstone in Cranston, this unit offers luxury living right at your fingertips! This stunning southwest facing unit features 3 beds, 2 baths, and over 1,186 SqFt of living space. It also comes with a rough in for AC and a titled underground parking stall and building bike storage!

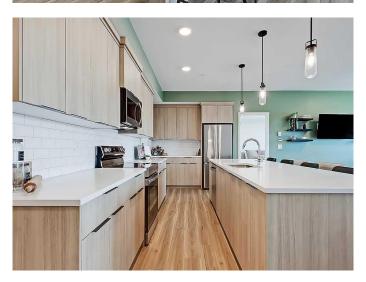
When you enter the home you are greeted with a large entryway and plenty of storage space. The well appointed kitchen features top end stainless steel appliances, quartz countertops, loads of cabinetry and a well located pantry right off the kitchen.

As you move into the open concept living space, the floor to ceiling windows reveal spectacular views of the pond and a large southwest facing balcony. The living and dining spaces are generously sized making it perfect for entertaining! You'II find the bedrooms are well separated on either side of the living space providing extra privacy. The primary suite has a large walk-in closet and well designed 4-piece ensuite. The second and third bedrooms are well sized and have easy access to the second full bathroom and the convenient large laundry room that has plenty of storage at the front of the home.

Riverstone is a vibrant community that has easy access to Fish Creek Park, Deerfoot,







Stoney Trail, shops, restaurants, and so much more! Experience the perfect blend of nature and urban convenience right at your doorstep!

#### Built in 2023

## **Essential Information**

MLS® # A2113593
Price \$495,000
Sold Price \$480,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,187 Acres 0.00 Year Built 2023

Type Residential
Sub-Type Apartment
Style Apartment

Status Sold

# **Community Information**

Address 2208, 42 Cranbrook Gardens Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3P9

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Titled, Underground

## Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard, Electric

Cooling Rough-In

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Roof Flat, Membrane

Construction Composite Siding, Concrete, Wood Siding

## **Additional Information**

Date Listed May 13th, 2024
Date Sold June 24th, 2024

Days on Market 42 Zoning DC

HOA Fees 517.65 HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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