



THE
A-TEAM

**RE/MAX
FIRST**

42 CRANBROOK Gardens #1202, Calgary T3M 3P9

MLS® #: **A2124826**

Area: **Cranston**

Listing Date: **04/21/24**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **851**
Low Sqft:
Ttl Sqft: **851**

DOM

28

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Flat,Membrane**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Courtyard**

Construction: **Composite Siding,Concrete,Wood Siding**

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	8`1" x 13`1"
Dining Room	Main	8`8" x 13`1"
Balcony	Main	7`1" x 13`1"
Bedroom	Main	10`2" x 10`0"
4pc Bathroom	Main	8`1" x 4`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`1" x 13`5"
Laundry	Main	5`5" x 10`0"
Bedroom - Primary	Main	9`9" x 10`5"
4pc Ensuite bath	Main	10`5" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$364

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2210988**

Remarks

Pub Rmks: **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 851 RMS sq.ft. (934 sq.ft. builder size) 2 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, A/C Unit in the Living room, Fresh Air System (ERV) and so much more. Super sunny NORTHEAST UNIT. 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 and Air conditioner unit. 1 titled underground parking stall included (Limited storage lockers may be available for purchase). Strategically located steps from the beautiful Bow River, adjacent to the scenic wet pond, access to Cranston's Resident's Association and many other bespoke amenities. PET FRIENDLY COMPLEX.**

Inclusions: **N/A**
Property Listed By: **BluePoint Realtors**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







