

42 CRANBROOK Gardens #2306, Calgary T3M 2X5

MLS® #: **A2147908** Area: **Cranston** Listing Date: **07/10/24** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 29-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **844**
 Low Sqft:
 Ttl Sqft: **844**

Garage Door Opener,Stall,Titled,Underground

DOM

68
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat,Membrane**
 Heating: **Baseboard,Electric**
 Sewer:
 Ext Feat: **Courtyard**
 Construction: **Composite Siding,Concrete,Wood Frame**
 Flooring: **Vinyl,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 4`10"	4pc Ensuite bath	Main	8`9" x 7`9"
Bedroom	Main	10`7" x 9`0"	Bedroom - Primary	Main	13`11" x 9`3"
Dinette	Main	11`10" x 11`0"	Kitchen	Main	16`0" x 12`3"
Laundry	Main	8`5" x 6`9"	Walk-In Closet	Main	8`4" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$357

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

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, 5 YEARS RUNNING 'F2" unit with notable features. You will feel right at home in this well thought-out 844.58 RMS sq.ft. (918 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP & LVT 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 bright SOUTH FACING UNIT with UNOBSTRUCTED VIEWS OF THE POND. The kitchen is expansive with soft close drawers, full height cabinets, quartz counters, and S/S appliances. Peering over the island with built-in eating area is the spacious living room, perfect for movie nights and entertaining. The primary bedroom is gorgeous with spa-like ensuite and massive walk-in closet. Large laundry & storage closet is well planned out, definitely a must see. 1 titled underground parking stall and 2 storage lockers INCLUDED, WOW. 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.**

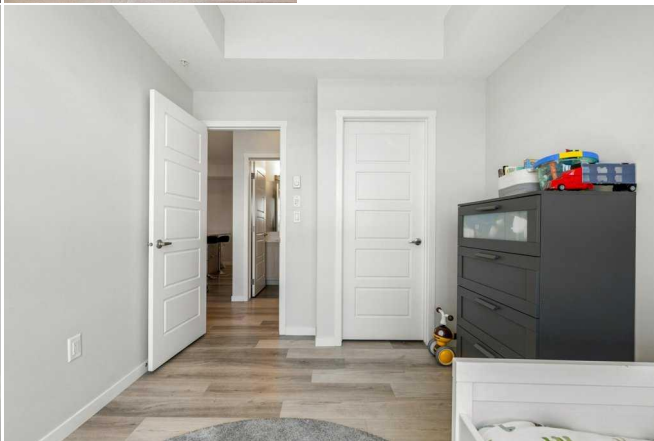
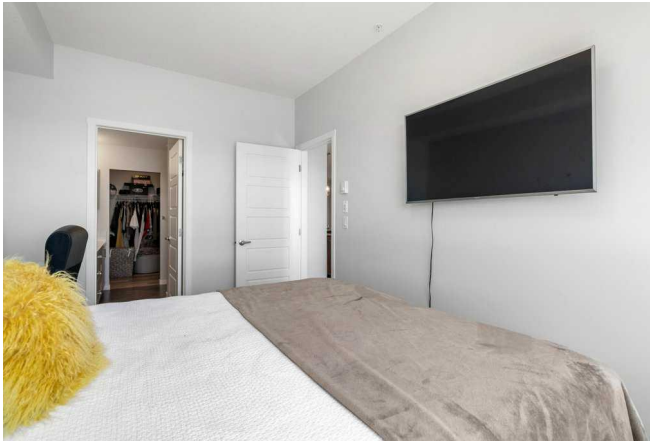
Inclusions: **N/A**
Property Listed By: **Real Broker**

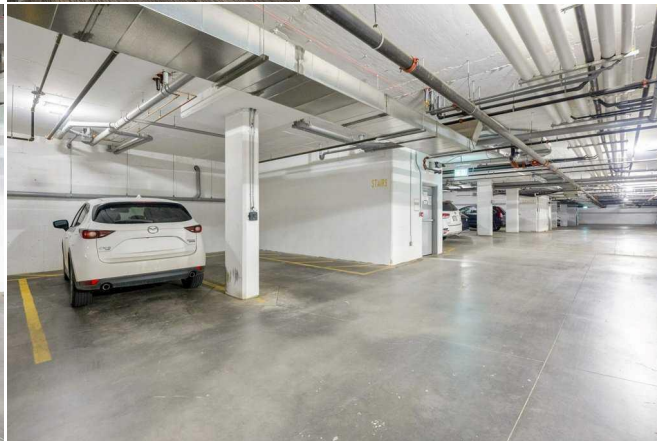
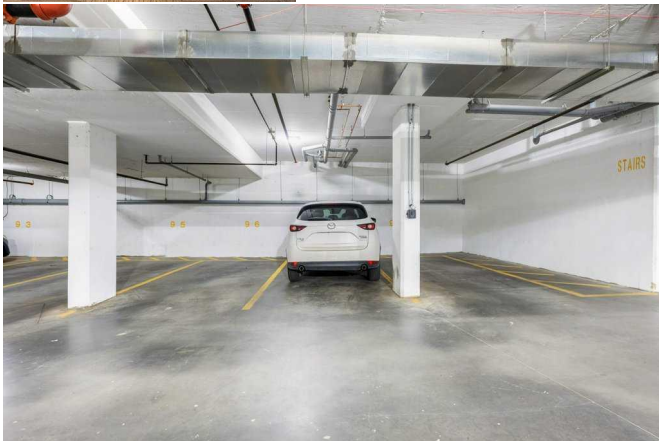
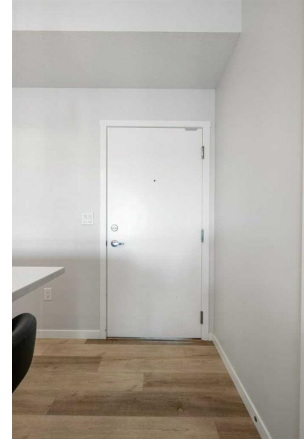
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

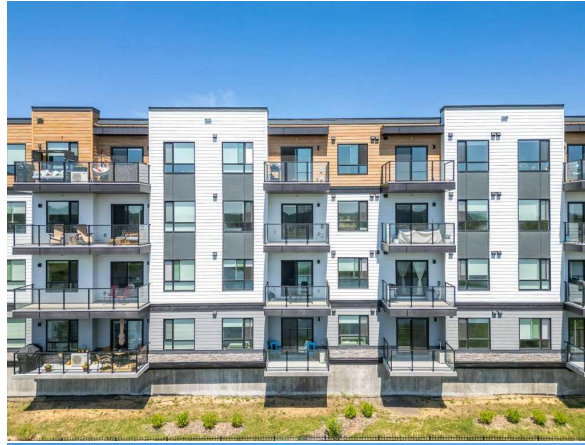
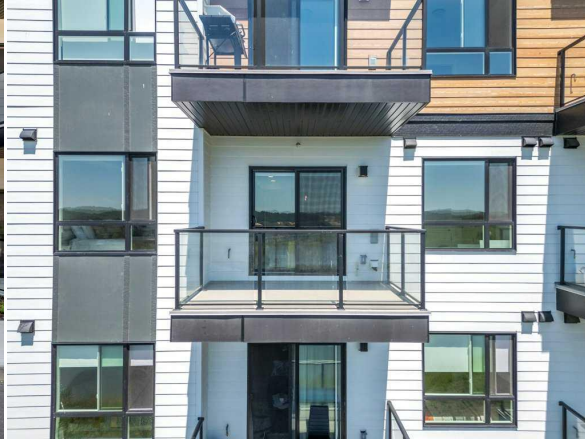












2306-42 Cranbrook Gardens SE, Calgary, AB

Main Floor Interior Area 844.58 sq ft



PREPARED: 20240709

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.