



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 CRANBROOK Gardens #2409, Calgary T3M 2X5**

MLS® #: **A2166080**

Area: **Cranston**

Listing Date: **09/18/24**

List Price: **\$464,900**

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:

Access:  
Lot Feat:  
Park Feat:

**Garage Door Opener,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **1,075**  
Low Sqft:  
Ttl Sqft: **1,075**

DOM

**1**

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: **BBQ gas line,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,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 8`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`4" x 4`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`11" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 10`1"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 7`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 12`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`9" x 9`3"</b>

Condo Fee:  
**\$451**

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 'L3" unit with notable features. You will feel right at home in this well thought-out 1075.18 RMS sq.ft. (1131 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, A/C rough-in, Fresh Air System (ERV) and so much more. Super bright TOP FLOOR, SOUTH FACING CORNER UNIT with UNOBSTRUCTED VIEWS OF THE POND. The kitchen is expansive with soft close drawers, pantry, 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. The 2nd bedroom has 2 large windows to soak up all the views and sunlight, premium corner unit. 4pc bath, laundry & storage closet are 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. VIRTUAL TOUR AVAILABLE!**

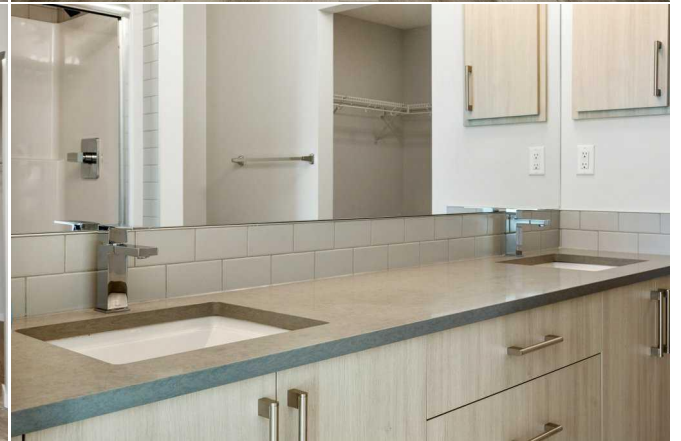
Inclusions:  
Property Listed By: **N/A**  
**Real Broker**

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

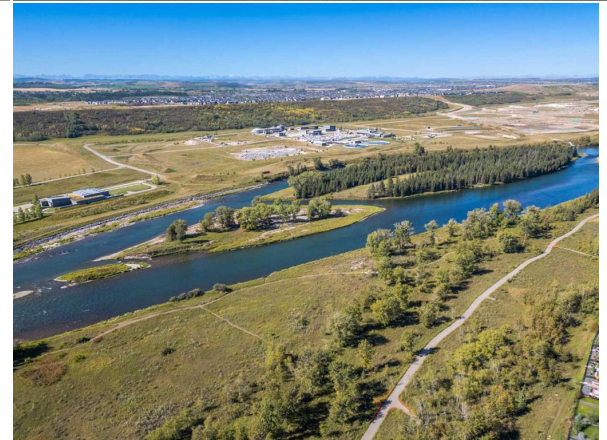
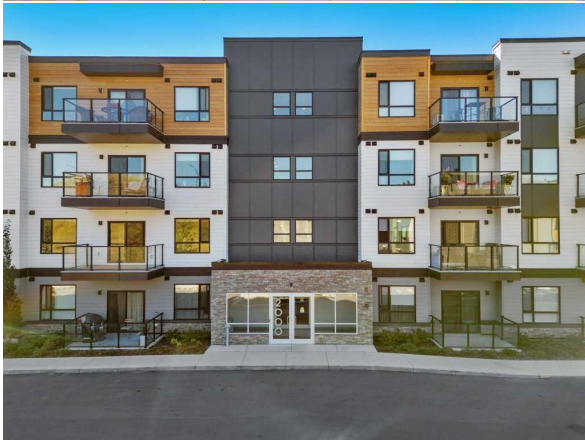
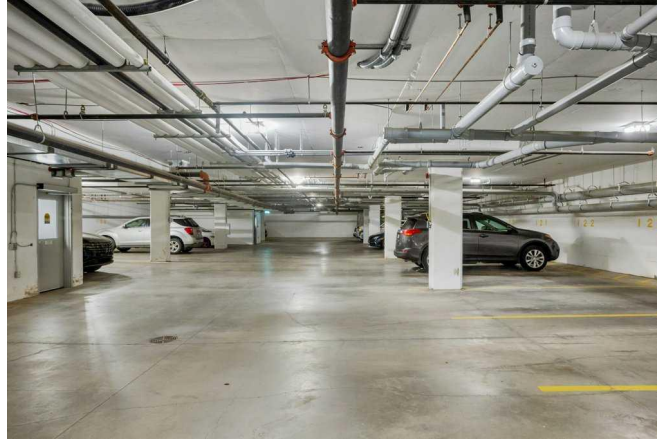
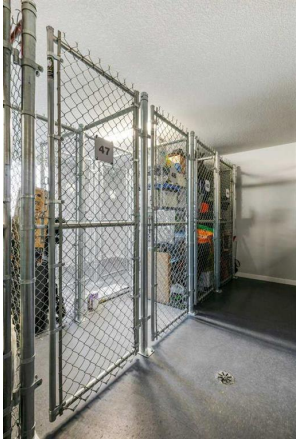












2409-42 Cranbrook Gardens SE, Calgary, AB

Main Floor Interior Area 1075.18 sq ft



PREPARED 20240917

While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.