



THE
A-TEAM

**RE/MAX
FIRST**

42 CRANBROOK Gardens #2407, Calgary T3M3N9

MLS® #: **A2168826** Area: **Cranston** Listing Date: **09/30/24** List Price: **\$317,000**
 Status: **Active** County: **Calgary** Change: **-\$8k, 17-Jan** 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: **Stall, Titled**

Finished Floor Area

Abv Sqft: **580**
 Low Sqft:
 Ttl Sqft: **580**

DOM

114
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete, Wood Frame**
 Flooring: **Vinyl, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	2`11" x 4`0"	Kitchen With Eating Area	Main	11`4" x 14`3"
Living Room	Main	10`7" x 13`9"	Bedroom - Primary	Main	9`0" x 10`10"
Laundry	Main	7`3" x 8`2"	Balcony	Main	6`9" x 10`6"
4pc Bathroom	Main	4`10" x 8`3"			

Legal/Tax/Financial

Condo Fee:
\$242

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2210988**

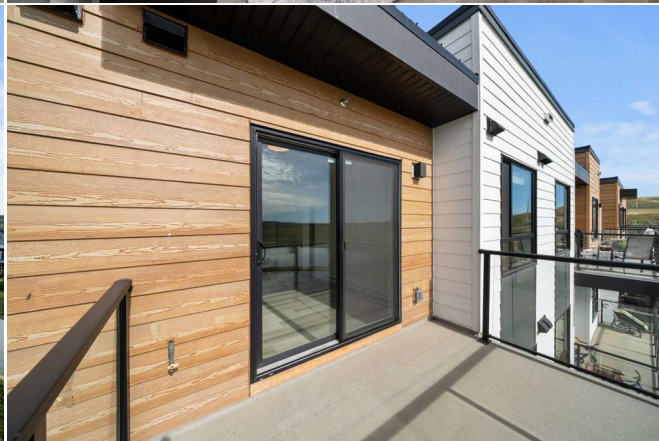
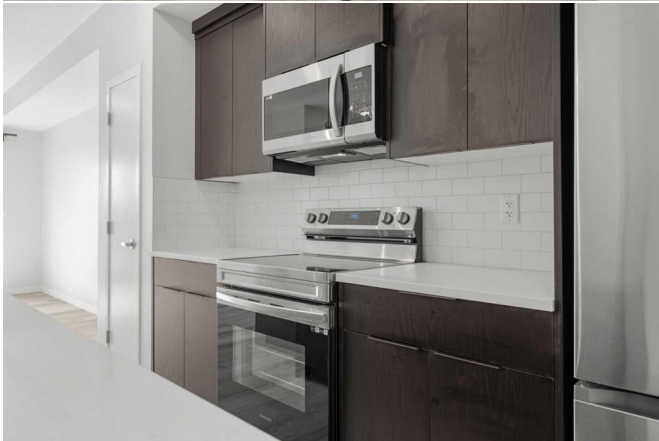
Remarks

Pub Rmks: **Welcome to Riverstone Manor, a gorgeous pet-friendly apartment building built by the "Builder of Choice" award winners Cedarglen Living. The building is situated in the exclusive community of Riverstone in Cranston on the southern edge of Calgary, keeping you away from the rush of downtown, while also enabling easy commuting access. Step into a realm of sophistication and comfort with this exquisite one-bedroom, one-bathroom TOP FLOOR unit, designed for those who appreciate modern aesthetics and serene landscapes. The heart of this stunning home is its open-plan modern kitchen, showcasing stainless steel appliances, cabinetry that extends to the ceilings, and a strikingly large quartz island – perfect for culinary enthusiasts and those who love to entertain. Adorned with luxurious LVP and LVT flooring throughout, the space invites warmth and continuity in its design, complemented by high ceilings that enhance the airy, spacious feel. Natural light cascades through large windows, framing the lovely VIEWS OF THE POND and lush valley beyond. The bedroom offers a personal retreat, featuring a spacious walk-in closet and a sophisticated tray ceiling. The adjacent 4-piece bathroom has function and style, complete with a sleek quartz countertop. Step outside onto the generous SOUTH FACING BALCONY and enjoy the unobstructed views of the serene pond below. This outdoor space is perfect for relaxing, entertaining, or simply enjoying the peaceful surroundings. Additionally, the large laundry and storage room provides practical solutions for everyday living, ensuring a clutter-free and organized environment. Located a short walk from the scenic Bow River, this home not only delivers luxury inside but also offers prime access to beautiful natural surroundings. This top-floor unit, nestled in a serene community, promises a perfect blend of tranquility and modern convenience. Capture the opportunity to call this beautiful apartment your new home. Schedule a viewing today! View 3D/Multi Media/Virtual Tour!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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









NOT TO SCALE. DIMENSIONS AND APPOINTMENTS, AT FINAL BUYER'S RISK.