



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 CRANBROOK Gardens #2205, Calgary T3M 3N9**

MLS® #: **A2179535**      Area: **Cranston**      Listing Date: **11/15/24**      List Price: **\$475,000**  
 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:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,189**  
 Low Sqft:  
 Ttl Sqft: **1,189**

**Heated Garage,Titled,Underground**

DOM

**36**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Playground**

Construction: **Composite Siding,Concrete,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 15`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 17`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`7" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`9" x 10`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 10`3"</b>	<b>Balcony</b>	<b>Main</b>	<b>6`9" x 20`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 13`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 8`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$491**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2210988**

Remarks

Pub Rmks: **Welcome to Riverstone Manor! Located in the highly sought after southeast community of Riverstone in Cranston. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING! 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 a titled underground parking stall and building bike storage! open plan, 9' ceilings, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the balcony, Fresh Air System (ERV) and so much more. Super sunny SOUTH UNIT, with UNOBSTRUCTED Views of the Scenic Wet Pond on the balcony. 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. 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: **TrustPro Realty**

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







