

**1106, 42 Cranbrook Gardens SE  
Calgary, Alberta**

**MLS # A2294794**



**\$379,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 357
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome home to this stylish, meticulously upgraded 2-bedroom, 2-bathroom condo in the vibrant SE community of Cranston's Riverstone. With a thoughtfully designed living space and coveted south exposure, this unit is flooded with natural light year-round &mdash; and the serene views over the landscaped pond never get old. The open-concept main living area makes an immediate impression, anchored by a striking dark feature wall with floating shelves and seamlessly connected to a chef-inspired kitchen. The kitchen is a true standout, showcasing full-height dark shaker cabinetry, crisp white quartz countertops, a classic subway tile backsplash, stainless steel appliances, and a generous island with bar seating &mdash; perfect for entertaining. Industrial-style pendant lighting adds the finishing touch. Step through the sliding glass door to your private south-facing balcony and take in peaceful pond views &mdash; your own quiet retreat above the neighbourhood. The primary bedroom is a calm and elegant escape, featuring plush carpet, a vertical wood slat accent wall, a walk-in closet with custom built-ins, and a luxurious ensuite with double vanity, quartz countertops, undermount sinks, and a large frameless glass shower with subway tile surround. The second bedroom is equally well-appointed, offering flexibility as a guest room or home office, with its own accent wall, excellent natural light and walk in closet with custom organizers. A full second bathroom with dark cabinetry and white fixtures serves this space beautifully. Additional highlights include in-suite laundry with built-in storage shelving, light luxury vinyl plank flooring throughout the main living areas, a titled parking stall, and a well-maintained modern building with a welcoming stone-accented entrance. Located in one of Calgary's fastest-growing SE communities, with quick access to

Stoney Trail, Deerfoot, South Health Campus, the Seton YMCA, and a full range of shops and restaurants. Whether you're a first-time buyer, downsizer, or savvy investor &mdash; this one truly has it all.