

**134, 42 Cranbrook Gardens SE  
Calgary, Alberta**

**MLS # A2285479**



**\$534,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,856 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 289
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

Imagine your life in Riverstone — where luxury meets nature and every day feels just a little more elevated. This isn't your average 3-bedroom townhouse. With over 1,800 sq ft of stylishly curated living space, this home brings the wow factor and the flexibility. Rarely available, this exceptional home features two versatile flex spaces — perfect for a home office, gym, playroom, media lounge, or guest area — allowing you to tailor the layout to fit your lifestyle. The thoughtfully designed interior showcases a bright and open main living area. The balcony overlooks a serene courtyard, creating a peaceful backdrop for morning coffee or evening relaxation. The side-by-side laundry with built-in cabinetry adds both storage and practicality — an often-overlooked luxury that enhances daily living. Car enthusiasts and growing families will appreciate the double attached garage with durable epoxy coating, plus an additional third titled parking stall — a rare offering and one of the few units in the complex to provide this added convenience. The complex backs onto a tranquil pond and you're just steps from the scenic pathways along the Bow River. Morning walks, sunset bike rides, weekend strolls — all built into your lifestyle. And with easy access to major roadways and amenities, convenience is always on your side. A rare opportunity to own a spacious, flexible, and impeccably maintained home in one of Calgary's most desirable communities. Luxury, location, and lifestyle — this one truly has it all.