

# \$515,000 - 139, 42 Cranbrook Gardens Se, Calgary

MLS® #A2228711

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,532 sqft  
Residential on 0.03 Acres

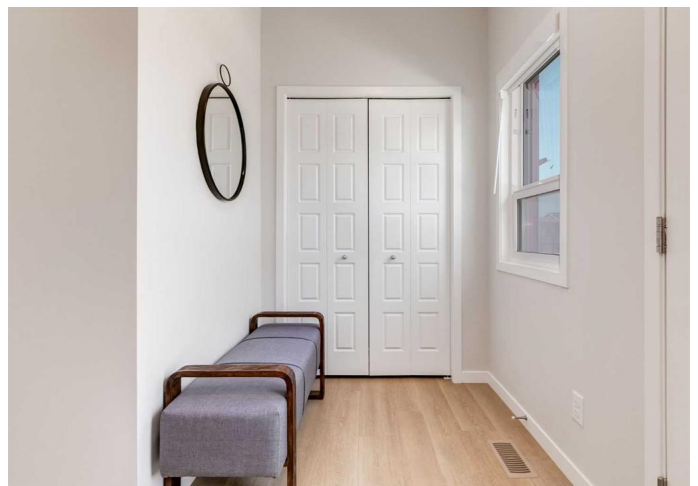
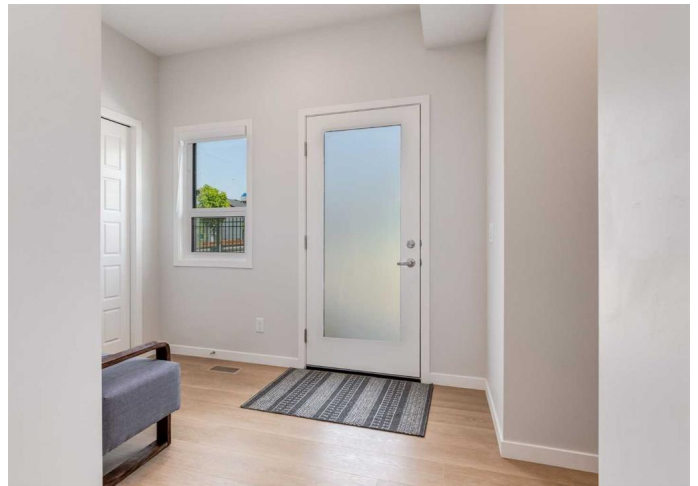
Cranston, Calgary, Alberta

This exceptional corner unit townhouse in Riverstone Manor blends modern design, thoughtful layout, and quality craftsmanship by Cedarglen Living. Just a few years old and meticulously maintained, this home still feels brand new and offers a fantastic opportunity to own in one of Calgary's most desirable and exclusive neighbourhoods.

Step inside to a bright and welcoming main floor featuring a spacious front foyer, a dedicated office/den, and a beautifully designed open-concept living and dining area. The kitchen is the heart of the home, showcasing quartz countertops, full-height cabinetry, stainless steel appliances, a generous island, and an oversized pantry—perfect for everyday living and entertaining alike.

Upstairs, you'll find three generous-sized bedrooms, including a gorgeous primary retreat complete with a 4-piece ensuite, dual sinks, an oversized tiled shower, and a large walk-in closet. A second full bathroom and convenient upstairs laundry complete the well-thought-out upper level.

Additional features include hot water on demand, newer mechanical systems, and a versatile basement flex space ideal for a workout area, extra storage, or future development. Enjoy the convenience of a double detached garage and a private,



low-maintenance lifestyle in this pet-friendly development (with board approval).

Nestled along the Bow River and surrounded by natural beauty, Riverstone in Cranston offers a perfect blend of peaceful living and city access. Residents enjoy nearby walking and biking trails, Fish Creek Park, and stunning views of the river valley. The Cranston Residents Association at Century Hall offers exclusive access to recreational amenities like tennis courts, a gym, splash park, and skating rink.

With easy access to Deerfoot Trail, top-rated schools, shopping, restaurants, and public transit, Cranston is an ideal choice for families, professionals, and nature lovers alike. Come and see if this is the house you will soon call home!

Built in 2021

**Essential Information**

MLS® #	A2228711
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	139, 42 Cranbrook Gardens Se
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	14
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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