

# \$529,900 - 106, 42 Cranbrook Gardens Se, Calgary

MLS® #A2188957

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.03 Acres

Cranston, Calgary, Alberta

Fronting on the courtyard sits this beautifully designed 3 bedroom + 2 den unit built by industry leader and **“BUILDER OF CHOICE” WINNER CEDARGLEN LIVING**. Ideally located within a charming complex nestled beside **SCENIC PONDS**. Parking will never be an issue thanks to the **INSULATED DOUBLE ATTACHED GARAGE** with handy water bib. A fantastic flex space on the entry level is a versatile space for a playroom, second office, rec room or hobby space. The open concept main floor is bathed in **NATURAL LIGHT** from both north and south exposure. Relaxation is encouraged in the living room while **CLEAR SIGHTLINES** into the dining and kitchen promote unobstructed conversations. The **GOURMET KITCHEN** inspires culinary pursuits featuring **QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, TIMELESS SUBWAY TILE BACKSPLASH** and a centre **ISLAND** for loads of extra prep space, storage and seating. A gas line on the glass-railed deck promotes casual summer barbeques overlooking the courtyard. The **ENCLOSED DEN** is a bright and quiet home office space for work, study or art projects. Completing the main level is a handy powder room. 3 spacious and bright bedrooms are on the upper level as well as a 4-piece family bathroom and convenient laundry. The primary suite is a calming sanctuary with a **HUGE WALK-IN CLOSET** and a **LUXURIOUS ENSUITE** boasting **DUAL SINKS, QUARTZ**



COUNTERTOPS and an OVERSIZED SHOWER. Rough-ins for future central air conditions further add to your comfort. This beautifully landscaped complex is PET-FRIENDLY (on board approval) with extensive pathways that lead to the COURTYARD and a SCENIC WET POND. Enjoy the close proximity to the many river pathways that wind around FISH CREEK PARK and that this very active community boasts a private clubhouse with SPORTS COURTS, SPRAY PARK, SKATING RINK and more. Mere minutes from additional restaurant and shopping options in neighbouring Seton as well as the WORLDâ€™S LARGEST YMCA. Truly an outstanding location for this movie-in ready, like new home.

Built in 2021

### Essential Information

MLS® #	A2188957
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,853
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	106, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 3N9

### Amenities

Amenities	Bicycle Storage, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 22nd, 2025
Days on Market	94
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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