

# \$549,900 - 122, 42 Cranbrook Gardens Se, Calgary

MLS® #A2195321

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,788 sqft  
Residential on 0.03 Acres

Cranston, Calgary, Alberta

Welcome to this thoughtfully crafted 3-bedroom, 2.5-bathroom townhome, perfectly positioned fronting onto the courtyard of Cranbrook Gardens with breathtaking easterly ravine views. Whether you're seeking a peaceful retreat or the perfect place to entertain, this home delivers! A double attached garage keeps your vehicles safe from the elements while offering extra storage space.

Step inside to find a versatile flex space on the entry level—ideal for a media room, play area, fitness space, or whatever suits your lifestyle. Working from home? No problem! This home also features a dedicated main floor office, providing a quiet and inspiring workspace with beautiful natural light.

The main living area is an absolute showstopper, featuring luxury vinyl plank flooring, a modern neutral color palette, and an open-concept layout that maximizes space and light. The inviting living room is the perfect spot to relax, with unobstructed ravine views creating a peaceful backdrop. The dining area is centrally located for easy hosting and seamless connection to the chef's kitchen, which boasts quartz countertops, stainless steel appliances, a timeless subway tile backsplash, and a spacious island with breakfast bar seating. Storage is no concern with a walk-in pantry, keeping everything organized and within reach!

Love outdoor living? Step out onto the glass-railed, covered west-facing balcony,



complete with a gas line—ideal for summer BBQs or unwinding with a glass of wine while enjoying the courtyard views.

Upstairs, the serene primary suite is a true oasis, featuring a large walk-in closet and a spa-inspired ensuite with dual sinks, quartz countertops, and an oversized shower. Two additional bedrooms are generously sized and share a sleek 4-piece bathroom. No more lugging laundry up and down the stairs—your laundry room is conveniently located on the upper level!

Built by award-winning CedarGlen Living, this pet-friendly community (with board approval) is surrounded by breathtaking natural beauty, with scenic wet ponds, an extensive pathway system, and direct access to Fish Creek Park. Plus, residents enjoy incredible amenities, including a private clubhouse, sports courts, spray park, skating rink, and more. Just minutes from Seton’s shopping and dining scene and the world’s largest YMCA, this location truly has it all!

Don’t miss your chance to own this stunning home in a vibrant community—book your viewing today!

Built in 2021

### **Essential Information**

MLS® #	A2195321
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,788
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse

Style 3 Storey  
Status Active

### Community Information

Address 122, 42 Cranbrook Gardens Se  
Subdivision Cranston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 3N9

### Amenities

Amenities Trash, Visitor Parking, Snow Removal  
Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Basement None

### Exterior

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

### Additional Information

Date Listed March 8th, 2025  
Days on Market 4  
Zoning M-1  
HOA Fees 518  
HOA Fees Freq. ANN

### Listing Details

Listing Office

RE/MAX Complete Realty

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