

\$565,888 - 148, 42 Cranbrook Gardens Se, Calgary

MLS® #A2111989

\$565,888

3 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.03 Acres

Cranston, Calgary, Alberta

OVERLOOKING THE COURTYARD is this beautifully designed 3 BEDROOM + 2 DEN HOME! Built by industry leader and "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING. This charming complex nestled beside SCENIC PONDS embraces outdoor recreation with an extensive pathway system that winds throughout the community and to neighbouring FISH CREEK PARK. Parking will never be an issue thanks to the INSULATED DOUBLE ATTACHED GARAGE, driveway and adjacent visitor parking. A great flex space on the entry level is a versatile space for a playroom, second office, home gym, rec room or hobby space. Both EAST AND WEST EXPOSURE on the main floor ensures seemingly endless NATURAL LIGHT. VINYL PLANK FLOORING and a neutral colour pallet add to the calming atmosphere. The open concept design encourages unobstructed connectivity between those relaxing in the living room and prepping in the kitchen, while a large dining area centres the space, perfect for entertaining. Inspiring culinary creativity, the gourmet kitchen features STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, A LARGE PANTRY, TIMELESS SUBWAY TILE BACKSPLASH and a BREAKFAST BAR ISLAND for loads of prep space and extra storage. The ENCLOSED DEN is a bright and quiet home office space for work, study or art projects. A GAS LINE on the glass-railed deck promotes casual summer barbeques with



serene courtyard views as the backdrop. 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 true owner's sanctuary with a HUGE WALK-IN CLOSET and a LUXURIOUS ENSUITE boasting DUAL SINKS, QUARTZ COUNTERTOPS and an oversized shower. Additional upgrades include HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN, FIBRE OPTIC HIGH-SPEED INTERNET READY, a water hose bib in the garage and an electrical panel for a FUTURE ELECTRICAL VEHICLE CHARGER. The complex is even pet-friendly upon board approval. Ideally located close to Fish Creek Park and the community's RESIDENT ONLY CLUB boasting SPORTS COURTS, SPRAY PARK, SKATING RINK and more. Mere minutes from additional restaurant and shopping options in neighbouring Seton as well as the WORLD'S LARGEST YMCA. Truly an outstanding location for this modern, move-in ready home!

Built in 2021

Essential Information

MLS® #	A2111989
Price	\$565,888
Sold Price	\$562,000
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	Sold

Community Information

Address	148, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

Amenities

Amenities	Bicycle Storage, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
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	Courtyard
Lot Description	Back Lane, Creek/River/Stream/Pond, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	March 20th, 2024
Zoning	M-1
HOA Fees	498.75
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

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