

\$579,900 - 102, 42 Cranbrook Gardens Se, Calgary

MLS® #A2121035

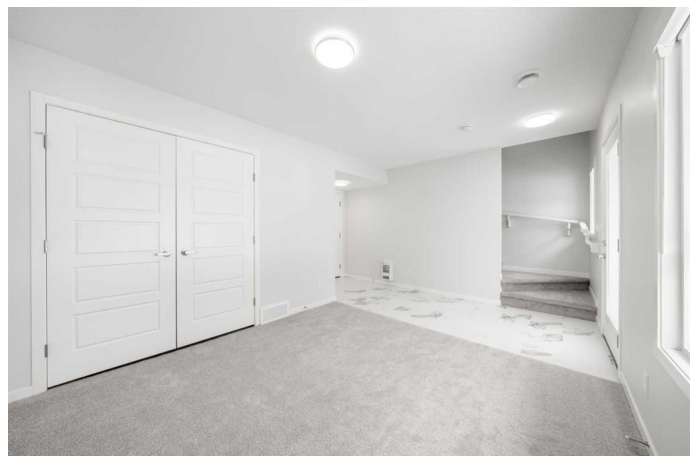
\$579,900

3 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.03 Acres

Cranston, Calgary, Alberta

Modern 3 bedroom + 2 den END UNIT overlooking the courtyard. Pull right into your INSULATED and DRYWALLED DOUBLE ATTACHED GARAGE with water hose bib and proceed to the sunny entrance level where a versatile den is ideal as a playroom, second office, home gym, rec room or hobby space. The open concept main floor is bathed in NATURAL LIGHT with both south and north exposure and luxurious VINYL PLANK FLOORING. Relaxation is encouraged in the living room while CLEAR SIGHTLINES promote unobstructed conversations. The GOURMET KITCHEN inspires culinary pursuits featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, A LARGE PANTRY, TIMELESS SUBWAY TILE BACKSPLASH and a BREAKFAST BAR ISLAND to convene around. Adjacently the dining area easily hosts large or intimate gatherings. The ENCLOSED DEN is a bright and quiet home office space for work or study. A GAS LINE on the glass-railed deck promotes casual summer barbeques with tranquil COURTYARD VIEWS. Retreat at the end of the day to the primary bedroom on the upper level, this calming sanctuary is equipped with a LARGE WALK-IN CLOSET and a lavish ENSUITE BOASTING DUAL SINKS, QUARTZ COUNTERTOPS and an oversized shower. Both additional bedrooms are spacious with easy access to the stylish 4-piece bathroom. Laundry is also conveniently located on this level, no more hauling loads up and down the



stairs! Additional upgrades include HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN, FIBRE OPTIC HIGH-SPEED INTERNET READY and a WATER BIB in the garage and an ELECTRICAL PANEL for a FUTURE ELECTRICAL VEHICLE CHARGER. Built by industry leader and "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, this charming complex is PET-FRIENDLY (on board approval) and outstandingly located nestled beside SCENIC WET PONDS with an extensive pathway that winds around the neighbourhood and to FISH CREEK PARK. The resident's only club offers a private clubhouse, 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 beautiful home!

Built in 2021

Essential Information

MLS® #	A2121035
Price	\$579,900
Sold Price	\$575,000
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	102, 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	BBQ gas line, 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	April 18th, 2024
Date Sold	April 28th, 2024
Days on Market	10
Zoning	M-1
HOA Fees	498.75
HOA Fees Freq.	ANN

Listing Details

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