

# \$549,900 - 147, 42 Cranbrook Gardens Se, Calgary

MLS® #A2167902

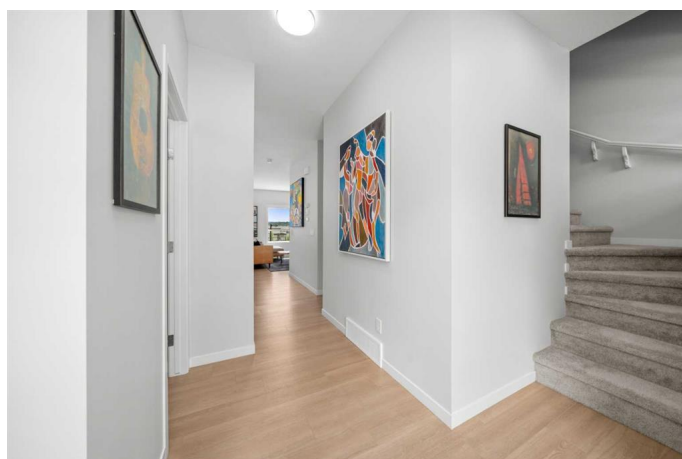
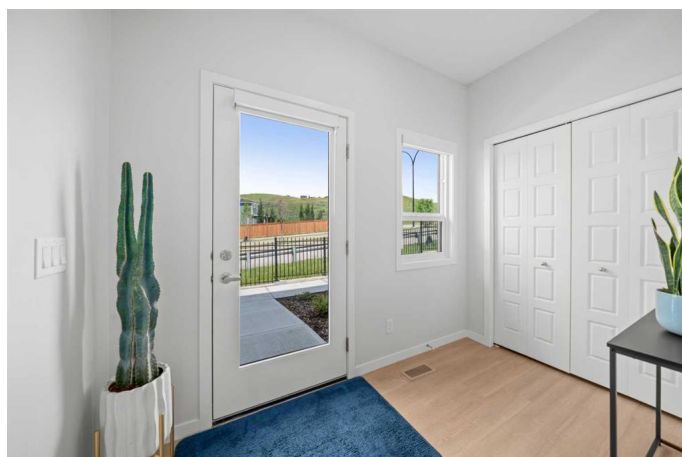
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,522 sqft

Residential on 0.03 Acres

Cranston, Calgary, Alberta

3 BEDROOMS AND 2 DENS in this immaculate and stylish home! This charming complex with a tranquil courter was built by industry leader and "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING and is wonderfully located nestled beside SCENIC PONDS. Plenty of visitor parking plus your own INSULATED AND DRYWALLED DOUBLE ATTACHED GARAGE. The first level flows from the garage and is home to a fantastic FLEX ROOM with a ton of versatility for a playroom, second office, rec room or hobby space. A lovely patio area enters onto the main floor with a private foyer with storage for jackets and shoes. Beautifully designed to be both modern and comfortable with wide plank flooring, a neutral colour pallet and a wide open floor plan. Culinary adventures are inspired in the stunning kitchen featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, a huge WALK-IN PANTRY, TIMELESS SUBWAY TILE BACKSPLASH and a BREAKFAST BAR ISLAND for casual gatherings. Host large events and family meals in the adjacent dining room. The living room is a relaxing retreat for unwinding at the end of the day. An enclosed den creates a quiet work or study space. A gas line on the patio encourages summer barbeques and lazy weekends unwinding. Ideally tucked away from the principal rooms, the handy powder room provides privacy where needed. Laundry is conveniently located on the upper level along with 3



spacious and bright bedrooms. The primary bedroom is a true owner's sanctuary thanks to the extremely large WALK-IN CLOSET and luxurious ensuite with DUAL SINKS and an OVERSIZED SHOWER. Additional upgrades include HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN and FIBRE OPTIC HIGH-SPEED INTERNET READY. This beautifully landscaped complex is PET-FRIENDLY (on board approval) with extensive pathways that lead to the COURTYARD and 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 WORLD'S LARGEST YMCA. Truly an outstanding location for this movie-in ready, like new home.

Built in 2021

### Essential Information

MLS® #	A2167902
Price	\$549,900
Sold Price	\$542,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

## Community Information

Address	147, 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, Insulated

## Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, 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
Foundation	Poured Concrete

## Additional Information

Date Listed	September 24th, 2024
Date Sold	October 5th, 2024
Days on Market	11
Zoning	M-1
HOA Fees	798.75
HOA Fees Freq.	ANN

## Listing Details

Listing Office

eXp Realty

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