

# \$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 WORLD'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 72  
Zoning M-1  
HOA Fees 518  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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