

# \$549,900 - 118, 42 Cranbrook Gardens Se, Calgary

MLS® #A2188854

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,853 sqft  
Residential on 0.03 Acres

Cranston, Calgary, Alberta

Sophisticated 3 BEDROOM END UNIT with 2 DENS! Ideally located FRONTING ONTO THE COURTYARD with EASTERLY RAVINE VIEWS out back. The INSULATED DOUBLE ATTACHED GARAGE with water bib safely keeps vehicles out of the elements. Proceed into the entrance level where a VERSATILE DEN is perfect for work, play, media, hobbies and more! Bathed in NATURAL LIGHT the main floor is a welcoming retreat with VINYL PLANK FLOORING, A NEUTRAL COLOUR PALLET, AN OPEN CONCEPT DESIGN and rough-ins for central air conditioning. Sit back and relax in the living room and relish in the tranquil RAVINE VIEWS. Centering the open concept space is the dining room with CLEAR SIGHTLINES for unbeatable connectivity. Culinary adventures are inspired in the chef's kitchen featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, TIMELESS SUBWAY TILE BACKSPLASH and a BREAKFAST BAR ISLAND to convene around. Adjacent to the GLASS-RAILED, COVERED WEST-FACING BALCONY with a GAS LINE encourages summer barbeques and time spent unwinding with COURTYARD VIEWS as the backdrop. Ravine views grace the ENCLOSED DEN for a tucked away work or study space. 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! 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® #	A2188854
Price	\$549,900
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 118, 42 Cranbrook Gardens Se

Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

### **Amenities**

Amenities	Visitor Parking, Bicycle Storage
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, 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, BBQ gas line
Lot Description	Back Lane, Creek/River/Stream/Pond, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	67
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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