# \$519,900 - 137, 42 Cranbrook Gardens Se, Calgary

MLS® #A2226765

### \$519,900

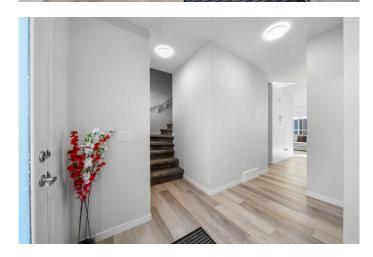
3 Bedroom, 3.00 Bathroom, 1,522 sqft Residential on 0.03 Acres

Cranston, Calgary, Alberta

Immaculate, like-new and stylishly designed 3 bedroom + 2 den home with an insulated double detached garage! Built by industry leader and "BUILDER OF CHOICE― WINNER CEDARGLEN LIVING so you can rest assured in the quality construction and excellent craftsmanship. A private front patio with a gas line entices peaceful morning coffees and casual barbeques. Inside a large foyer conceals jackets, shoes and bags. The open floor plan has been beautifully designed to be both modern and comfortable with wide plank flooring and a neutral colour pallet. Culinary adventures await in the stunning kitchen featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, lots of counterspace plus an enclosed pantry for extra storage and a large island inviting casual gatherings. An adjacent dining room hosts larger meals and guests. The living room is a relaxing retreat for unwinding at the end of the day with clear sightlines encouraging unobstructed conversations. An enclosed den creates a quiet work or study space. 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. A ton of versatility is found in the flex room in the finished







basement, this wonderful extra space is perfect for a family room, a play space, a second office, a home gym or a hobby area. A large mudroom closet keeps the garage entryway neat and tidy. 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, exceptionally maintained home!

Built in 2021

#### **Essential Information**

MLS® # A2226765 Price \$519,900

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 Active

# **Community Information**

Address 137, 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

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Tankless Hot

Water, 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

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Courtyard

Lot Description Back Lane, Creek/River/Stream/Pond, Low Maintenance Landscape,

Many Trees

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 3rd, 2025

Days on Market 18
Zoning M-1
HOA Fees 518
HOA Fees Freq. ANN

## **Listing Details**

### Listing Office eXp Realty

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