\$539,900 - 137, 42 Cranbrook Gardens Se, Calgary

MLS® #A2200968

\$539,900

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® #	A2200968
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.03
Year Built	2021
Туре	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address Subdivision City County Province Postal Code	137, 42 Cranbrook Gardens Se Cranston Calgary Calgary Alberta T3M 3N9	
Amenities		
Amenities Parking Spaces Parking # of Garages	Bicycle Storage, Visitor Parking 2 Double Garage Attached, Insulated 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	March 12th, 2025	
Days on Market	24	

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

Listing Details

Listing Office eXp Realty

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