

**106, 42 Cranbrook Gardens SE  
Calgary, Alberta**

**MLS # A2252585**



**\$500,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,853 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Fronting onto the COURTYARD, this stylish 3-BEDROOM + 2-DEN townhome by award-winning CEDARGLEN LIVING combines modern design with everyday functionality. Nestled beside SCENIC PONDS in a beautifully landscaped, PET-FRIENDLY complex, it offers a connected yet tranquil lifestyle. An INSULATED DOUBLE ATTACHED GARAGE with WATER BIB makes parking and projects easy, while a FLEXIBLE ENTRY-LEVEL SPACE adapts perfectly as a PLAYROOM, REC ROOM, OFFICE, or HOBBY AREA. The bright, OPEN-CONCEPT MAIN FLOOR is filled with NATURAL LIGHT from both NORTH and SOUTH EXPOSURES. A comfortable LIVING ROOM flows seamlessly into the DINING AREA and GOURMET KITCHEN featuring QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, TIMELESS SUBWAY TILE BACKSPLASH, and a LARGE CENTRE ISLAND with extra prep space and seating. Step out to the GLASS-RAILED BALCONY with a GAS LINE for relaxed summer BBQs overlooking the courtyard. A BRIGHT, ENCLOSED DEN on the main level creates the ideal spot for a HOME OFFICE or CREATIVE SPACE, complemented by a convenient POWDER ROOM. Upstairs, THREE SPACIOUS BEDROOMS, a 4-PIECE BATHROOM, and LAUNDRY await. The serene PRIMARY SUITE offers a HUGE WALK-IN CLOSET and a SPA-INSPIRED ENSUITE with DUAL SINKS, QUARTZ COUNTERTOPS, and an OVERSIZED SHOWER. Rough-ins for FUTURE CENTRAL A/C add extra comfort. This vibrant community offers WALKING PATHS, PONDS, and GREEN SPACE, plus access to a PRIVATE CLUBHOUSE with SPORTS COURTS, SPRAY PARK, SKATING RINK, and more. With FISH CREEK PARK's extensive trails close by, and easy access to RESTAURANTS,

SHOPS, and the WORLD'S LARGEST YMCA in SETON, the location is second to none. MOVE-IN READY, this home delivers MODERN FINISHES, SMART DESIGN, and a WELCOMING LIFESTYLE in one of Calgary's most active communities.