



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

137, 42 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2226765



\$519,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,522 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Low Maintenance Landscape, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: N/A

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!