

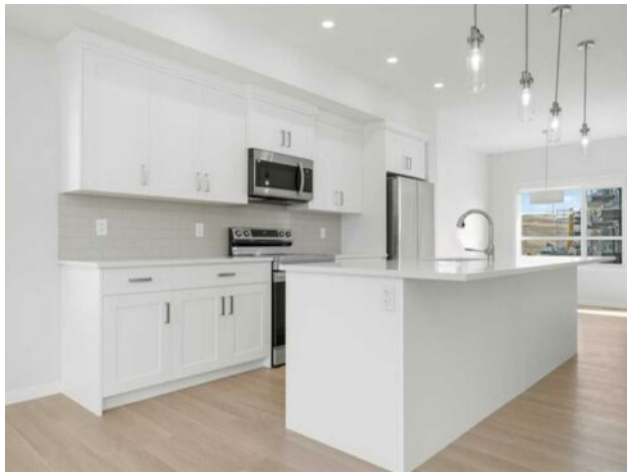


**GRASSROOTS**  
REALTY GROUP

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**30 Cranbrook Gardens SE**  
**Calgary, Alberta**

**MLS # A2236747**



**\$519,900**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cranston                                                        |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                           |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                              |               |                  |
| <b>Size:</b>     | 1,886 sq.ft.                                                    | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Insulated |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                                                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Creek/River/Stream/Pond, Landscaped, Many Trees      |               |                  |

|                    |                                                                                                                                                     |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                                                                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                     | <b>Condo Fee:</b> | \$ 273 |
| <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>   | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                                 |                   |        |

Within a charming complex nestled next to the scenic pond sits this gorgeous 3 BEDROOM TOWNHOUSE built by industry leader and "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING! Parking will never be an issue thanks to the OVERSIZED, INSULATED DOUBLE ATTACHED GARAGE, DRIVEWAY, visitor parking stalls plus ADDITIONAL STREET PARKING RIGHT IN FRONT OF THE HOME. Pull right into the garage safely out of the elements and proceed to the entry level complete with a great flex area ideal as a second office, playroom or hobby space. Oversized windows stream in NATURAL LIGHT throughout the main floor highlighting the LUXURY PLANK VINYL FLOORS AND TAKING FULL ADVANTAGE OF THE EAST/WEST EXPOSURE THAT PROVIDES OPTIMAL SUNLIGHT AND VIEWS. The living room invites relaxation with CLEAR SIGHTLINES promoting unobstructed conversations. Culinary creativity is inspired in the CHEF'S KITCHEN featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT, CRISP WHITE CABINETS, A LARGE PANTRY, TIMELESS SUBWAY TILE BACKSPLASH and a BREAKFAST BAR ISLAND for loads of prep space and extra storage. The dining room has plenty of room for entertaining or host summer barbeques on the EXPANSIVE GLASS RAILED BALCONY with gas line. A den overlooking the balcony is an ideal home office. The main floor is completed by a handy powder room. Retreat at the end of the day to the calming primary bedroom on the upper level with a HUGE WALK-IN CLOSET and an indulgent ENSUITE boasting DUAL SINKS, QUARTZ COUNTERTOPS and an oversized shower. Both additional bedrooms are spacious and bright, sharing the stylish 4-piece bathroom. Laundry is also conveniently located on this level.

Additional upgrades include HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN, FIBRE OPTIC HIGH-SPEED INTERNET READY and an electrical panel in the garage for a FUTURE ELECTRICAL VEHICLE CHARGER. This fully landscaped complex is PET-FRIENDLY (on board approval) with extensive pathways that lead to the COURTYARD and a SCENIC WET POND. Outdoor enthusiasts will love 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. This is a midblock unit with vacant occupancy & MOVE-IN READY without the wait!