



GRASSROOTS
REALTY GROUP

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42 Cranford Gardens SE
Calgary, Alberta

MLS # A2272640



\$735,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

This exceptional, one-of-a-kind home features a fully custom mid-century modern renovation by kitchen designer Denca, showcasing a showpiece kitchen, walkthrough pantry, incredible millwork, and thoughtful design throughout. Oversized front door and 9-foot foyer ceilings set the tone for the bright, open interior. The custom kitchen boasts a leathered granite island, floor-to-ceiling cabinetry with pull-outs and custom inserts, quartz countertops and backsplash, open shelving with under-cabinet lighting, and top-of-the-line appliances including a Wolf induction range and Miele dishwasher. Designer lighting and elegant sconces complete the space. Adjacent is a casual dining area with a built-in credenza and abundant storage. The walkthrough pantry features a hidden spice rack, coffee bar, functional shelving, and a striking terra cotta tiled wall. Hardwood floors flow into the living room with a full-height metal-clad fireplace. A flexible front room can serve as a formal dining area, sitting room, or office, while the boutique-hotel-inspired powder room impresses with elevated finishes. The main level also includes a practical laundry and mudroom with stone counters, custom closets, and detailed tile work. Upstairs, a vaulted bonus room with custom wall units is perfect for family gatherings. The primary suite offers custom woodwork, a spa-like ensuite with soaker tub, 10mm glass shower, and a California Closets walk-in. Two additional bedrooms with custom closets and a full bathroom complete the upper level. Enjoy complete privacy with no rear neighbors in the landscaped backyard featuring an aggregate patio, rundle stone accents, grass, mature trees, and low-maintenance perennials. Exterior finishes include elegant stucco and stone, plus holiday-ready Gemstone lighting. Additional features: on-demand hot water, maintained furnace, water softener, central

vacuum, and a basement ready for development with large windows and a bathroom rough-in. Meticulously cared-for by the original owners, on a quiet street, walking distance to schools and near shopping, this home offers exceptional craftsmanship and design unlike any other.