



**54 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2287088



\$515,000

Division:	Cranston		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,876 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Rear,		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Landscaped, Many Trees		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Cranston, where light, space, and modern design converge in a 2022-built townhome that feels as elevated as it is effortless. Offering 1,876 square feet of above-grade living space, this impeccable residence invites you to step into something more refined - where clean architectural lines, thoughtful upgrades, and serene pond views quietly signal that you've found the one. From the moment you enter, a versatile flex space on the first level unfolds with possibility, ready to become your home gym, studio, executive office, or private retreat. Upstairs, 9-foot ceilings and an open-concept layout create a sense of expansiveness, while natural light beams through both east and west-facing windows, illuminating the luxury vinyl plank flooring. The kitchen is both refined and functional, featuring stainless steel appliances, full-height cabinetry, a large pantry, and a breakfast bar island that naturally becomes the heart of the home. An enclosed office overlooking the glass-railed balcony offers an inspiring workspace with serene pond views, while the balcony's gas line makes outdoor entertaining effortless. A roomy half bath completes this thoughtfully designed level. The third floor delivers privacy and comfort, with a spacious laundry room offering additional storage and a west-facing primary bedroom that captures warm afternoon light. The deep walk-in closet and elegant ensuite - complete with dual sinks, quartz countertops, and an oversized shower - create a daily ritual of calm and convenience. Two additional generously sized bedrooms share a well-appointed four-piece bathroom, providing flexibility for family or guests. Beyond aesthetics, this 2022-built Cranston townhome is equipped for the future with a brand new air conditioner, hot water on demand, a heat recovery ventilator, fibre optic high-speed internet, and an oversized insulated double

attached garage with a double driveway comfortably fitting four vehicles. The garage is already equipped with an electrical panel for a future EV charger, blending practicality with forward-thinking design. Visitor parking within the complex and additional street parking ensure convenience for guests, while pet-friendly policies with board approval make it easy to bring every member of the family home. Overlooking a scenic wet pond and located near the river pathways of Fish Creek Park, shopping, schools, and everyday amenities, this home offers easy access to the ring road and Deerfoot Trail, connecting you seamlessly to the rest of Calgary.