



**136, 42 Cranbrook Gardens SE  
Calgary, Alberta**

**MLS # A2302845**



**\$524,500**

<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>	2022 (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>	Other		

<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>	\$ 286
<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 Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Fronting onto a beautifully landscaped courtyard, this exceptional 3-bedroom + 2-den townhome by award winning Cedarglen Living offers a refined blend of modern design, premium upgrades and effortless everyday living. Perfectly positioned within a pet friendly complex surrounded by tranquil ponds and scenic pathways, this home delivers a rare balance of serenity and connectivity. From the moment you enter, you'll appreciate the thoughtful design and upgraded finishes throughout. The entry level features a versatile flex space with upgraded LVP flooring. Ideal for a private office, fitness area or stylish lounge alongside an insulated double attached garage complete with a water bib for added convenience. The main floor is a showpiece of contemporary living, flooded with natural light. Designed for both entertaining and daily comfort, the open concept layout seamlessly connects the living and dining areas to a beautifully upgraded chef inspired kitchen. Here, you'll find quartz countertops, full height cabinetry, a premium stainless steel appliance package and a timeless tile backsplash. Elevated further by thoughtful enhancements including pot and pan drawers, a built in recycling centre and expanded storage, the large central island becomes the true heart of the home. Perfect for gathering and hosting. Step out onto the glass railed balcony with a gas line and enjoy peaceful courtyard views. An ideal setting for summer evenings. A bright, fully enclosed den offers a quiet and sophisticated workspace, complemented by a sleek powder room and custom roller blinds that add both style and function. Upstairs, retreat to a serene primary suite designed with comfort in mind, featuring a spacious walk in closet and a spa inspired ensuite complete with dual vanities, quartz surfaces, enhanced cabinetry with additional drawers and an oversized shower with

full height tile for a polished, upscale finish. Two additional generously sized bedrooms, a full bathroom and convenient upper laundry complete the level. This home is further enhanced by over \$15,000 in builder upgrades, including upgraded stone throughout, cabinetry enhancements, designer finishes, and A/C offering both immediate comfort and long term value. Residents enjoy exclusive access to a private clubhouse featuring sports courts, a spray park, skating rink, and more, while being just minutes from Fish Creek Park, Seton's vibrant amenities, restaurants, shopping, and the world class YMCA. Move in ready and meticulously upgraded, this is an elevated townhome offering where design, lifestyle and location come together seamlessly.