

**42 CRANBROOK Gardens #147, Calgary T3M 3N9**

MLS®#: **A2147225** Area: **Cranston** Listing **07/10/24** List Price: **\$559,900**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 21-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **1,523 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,809**  
 Low Sqft:  
 Ttl Sqft: **1,809**

DOM

**68**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Creek/River/Stream/Pond,Low Maintenance Landscape,Many Trees**  
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Courtyard**

Construction: **Cement Fiber Board,Composite Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Refrigerator,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	12`1" x 8`3"	Living Room	Second	12`9" x 11`10"
Kitchen	Second	12`5" x 12`1"	Den	Main	7`3" x 5`11"
Furnace/Utility Room	Main	8`1" x 4`5"	Foyer	Main	9`4" x 5`3"
Storage	Main	7`8" x 7`7"	Laundry	Third	7`10" x 5`11"
Bedroom - Primary	Third	11`8" x 10`10"	Bedroom	Third	10`5" x 8`9"
Bedroom	Third	11`4" x 8`9"	2pc Bathroom	Second	0`0" x 0`0"

4pc Ensuite bath

Third

0`0" x 0`0"

4pc Bathroom  
Legal/Tax/Financial

Third

0`0" x 0`0"

Condo Fee:  
\$238

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
M-1

Legal Desc: 2210988

Remarks

Pub Rmks: **3 BEDROOMS AND 2 DENS** in this immaculate and stylish home! This charming complex with a tranquil courter was built by industry leader and "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING and is wonderfully located nestled beside SCENIC PONDS. Plenty of visitor parking plus your own INSULATED AND DRYWALLED DOUBLE ATTACHED GARAGE. The first level flows from the garage and is home to a fantastic FLEX ROOM with a ton of versatility for a playroom, second office, rec room or hobby space. A lovely patio area enters onto the main floor with a private foyer with storage for jackets and shoes. Beautifully designed to be both modern and comfortable with wide plank flooring, a neutral colour pallet and a wide open floor plan. Culinary adventures are inspired in the stunning kitchen featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, a huge WALK-IN PANTRY, TIMELESS SUBWAY TILE BACKSPLASH and a BREAKFAST BAR ISLAND for casual gatherings. Host large events and family meals in the adjacent dining room. The living room is a relaxing retreat for unwinding at the end of the day. An enclosed den creates a quiet work or study space. A gas line on the patio encourages summer barbeques and lazy weekends unwinding. 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. 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, like new home.

Inclusions:  
Property Listed By: Lounge chair in spare bedroom, dining room hutch.  
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123