

42 CRANBROOK Gardens #137, Calgary T3M 3N9

03/12/25 List Price: **\$539,900** MLS®#: A2200968 Area: Cranston Listing

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: City/Town:

Year Built: 2021 Lot Information

Lot Sz Ar: Lot Shape:

Row/Townhouse Calgary

> Abv Saft: Low Sqft:

Ttl Sqft: 1,157 sqft

<u>Parking</u>

DOM 2

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 2 2 Garage Sz:

3 (3)

2.5 (2 1)

3 (or more) Storey

Access: Lot Feat:

Park Feat:

Back Lane, Creek/River/Stream/Pond, Low Maintenance Landscape, Many Trees

Finished Floor Area

1,522

1,522

Double Garage Attached, Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: **BBQ** gas line,Courtyard Construction:

Composite Siding, Stone, Wood Frame

Flooring:

Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)

Int Feat: **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`3" x 8`9"	Living Room	Main	12`8" x 11`4"
Kitchen	Main	12`5" x 12`2"	Foyer	Main	9`4" x 5`3"
Pantry	Main	6`2" x 4`3"	Den	Main	7`3" x 5`9"
Family Room	Basement	12`2" x 8`8"	Furnace/Utility Room	Basement	8`2" x 4`6"
Storage	Basement	7`8" x 3`8"	Laundry	Upper	7`10" x 6`0"
Bedroom - Primary	Upper	11`8" x 10`10"	Walk-In Closet	Upper	12`0" x 4`1"
Bedroom	Upper	11`4" x 8`9"	Bedroom	Upper	10`5" x 8`9"

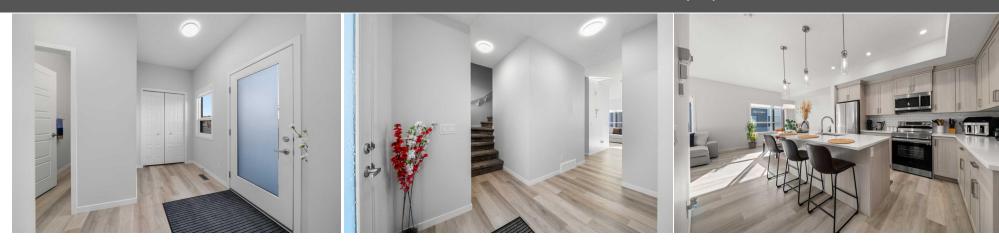
2pc Bathroom Upper 6`6" x 5`0" 4pc Ensuite bath Upper 8`0" x 7`11" 8'2" x 4'10" 4pc Bathroom Upper Legal/Tax/Financial Condo Fee: Title: Zoning: **Fee Simple** M-1 \$260 Fee Freq: Monthly Legal Desc: 2210988 Remarks

Pub Rmks:

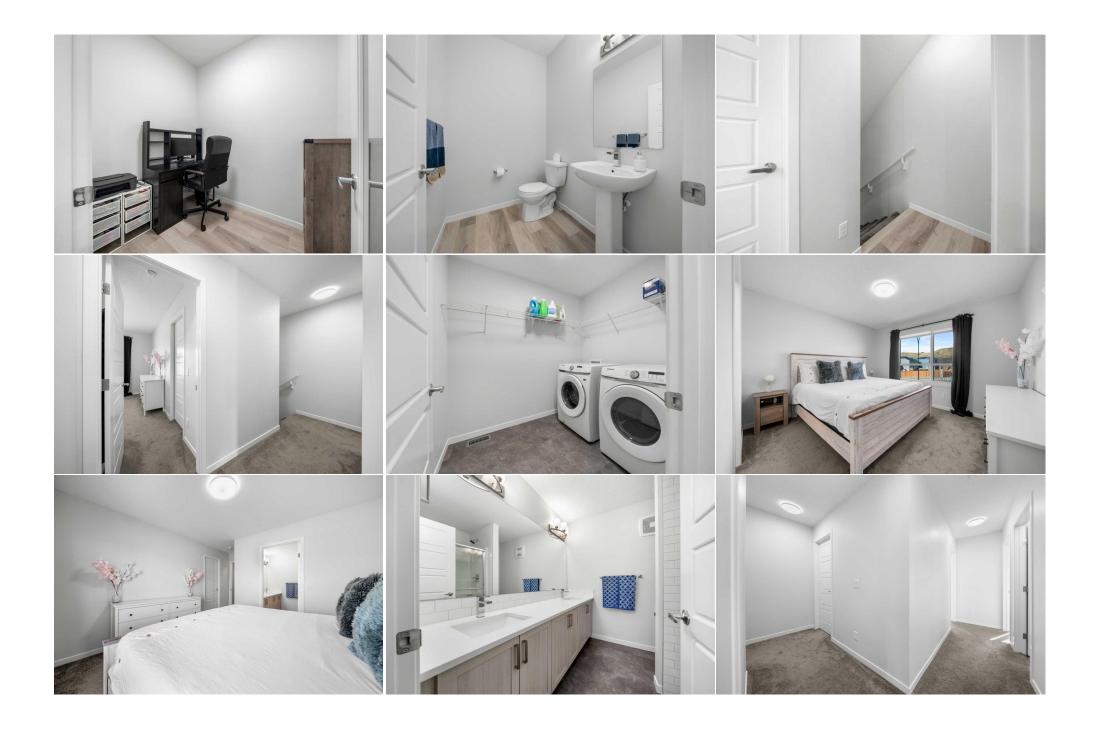
Immaculate, like-new and stylishly designed 3 bedroom + 2 den home with an insulated double detached garage! Built by industry leader and "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING so you can rest assured in the quality construction and excellent craftsmanship. A private front patio with a gas line entices peaceful morning coffees and casual barbeques. Inside a large foyer conceals jackets, shoes and bags. The open floor plan has been beautifully designed to be both modern and comfortable with wide plank flooring and a neutral colour pallet. Culinary adventures await in the stunning kitchen featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, lots of counterspace plus an enclosed pantry for extra storage and a large island inviting casual gatherings. An adjacent dining room hosts larger meals and guests. The living room is a relaxing retreat for unwinding at the end of the day with clear sightlines encouraging unobstructed conversations. An enclosed den creates a quiet work or study space. 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. A ton of versatility is found in the flex room in the finished basement, this wonderful extra space is perfect for a family room, a play space, a second office, a home gym or a hobby area. A large mudroom closet keeps the garage entryway neat and tidy. 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 CO

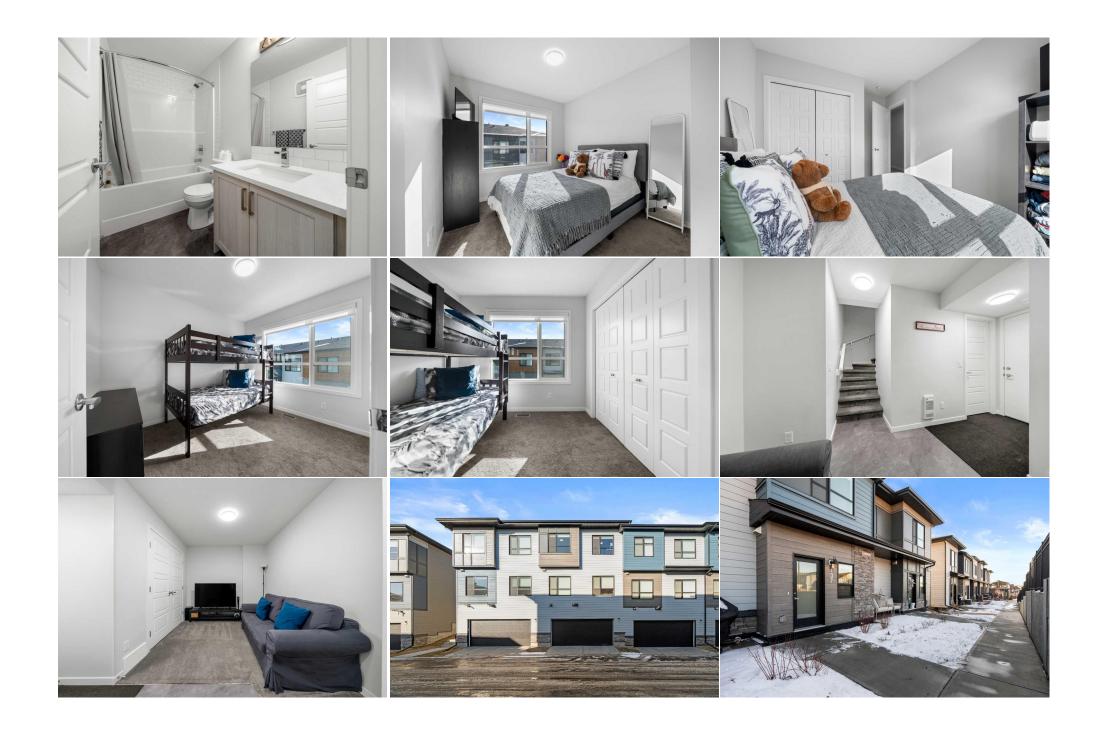
Inclusions: None
Property Listed By: eXp Realty

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









Riversione MANOR Widland 20' TOWNHOME MANOR Cedarglen Work cedarglenifying com Work and a second and a s