



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 CRANBROOK Gardens #137, Calgary T3M 3N9**

MLS® #: **A2200968**

Area: **Cranston**

Listing Date: **03/12/25**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**

Finished Floor Area  
Abv Sqft: **1,522**  
Low Sqft:  
Ttl Sqft: **1,522**

DOM

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

Lot Information

Lot Sz Ar: **1,157 sqft**  
Lot Shape:

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: **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**  
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,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	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  
4pc Bathroom

Upper  
Upper

6`6" x 5`0"  
8`2" x 4`10"

4pc Ensuite bath

Upper

8`0" x 7`11"

Legal/Tax/Financial

Condo Fee:  
\$260

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

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 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 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, exceptionally maintained home!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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













