

# \$500,000 - 106, 42 Cranbrook Gardens Se, Calgary

MLS® #A2252585

## \$500,000

3 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.03 Acres

Cranston, Calgary, Alberta

Fronting onto the COURTYARD, this stylish 3-BEDROOM + 2-DEN townhome by award-winning CEDARGLEN LIVING combines modern design with everyday functionality. Nestled beside SCENIC PONDS in a beautifully landscaped, PET-FRIENDLY complex, it offers a connected yet tranquil lifestyle. An INSULATED DOUBLE ATTACHED GARAGE with WATER BIB makes parking and projects easy, while a FLEXIBLE ENTRY-LEVEL SPACE adapts perfectly as a PLAYROOM, REC ROOM, OFFICE, or HOBBY AREA. The bright, OPEN-CONCEPT MAIN FLOOR is filled with NATURAL LIGHT from both NORTH and SOUTH EXPOSURES. A comfortable LIVING ROOM flows seamlessly into the DINING AREA and GOURMET KITCHEN featuring QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, TIMELESS SUBWAY TILE BACKSPLASH, and a LARGE CENTRE ISLAND with extra prep space and seating. Step out to the GLASS-RAILED BALCONY with a GAS LINE for relaxed summer BBQs overlooking the courtyard. A BRIGHT, ENCLOSED DEN on the main level creates the ideal spot for a HOME OFFICE or CREATIVE SPACE, complemented by a convenient POWDER ROOM. Upstairs, THREE SPACIOUS BEDROOMS, a 4-PIECE BATHROOM, and LAUNDRY await. The serene PRIMARY SUITE offers a HUGE WALK-IN CLOSET and a SPA-INSPIRED



ENSUITE with DUAL SINKS, QUARTZ COUNTERTOPS, and an OVERSIZED SHOWER. Rough-ins for FUTURE CENTRAL A/C add extra comfort. This vibrant community offers WALKING PATHS, PONDS, and GREEN SPACE, plus access to a PRIVATE CLUBHOUSE with SPORTS COURTS, SPRAY PARK, SKATING RINK, and more. With FISH CREEK PARK's extensive trails close by, and easy access to RESTAURANTS, SHOPS, and the WORLD'S LARGEST YMCA in SETON, the location is second to none. MOVE-IN READY, this home delivers MODERN FINISHES, SMART DESIGN, and a WELCOMING LIFESTYLE in one of Calgary's most active communities.

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252585      |
| Price          | \$500,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,853         |
| Acres          | 0.03          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 106, 42 Cranbrook Gardens Se |
| Subdivision | Cranston                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |

|             |         |
|-------------|---------|
| Postal Code | T3M 3N9 |
|-------------|---------|

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Visitor Parking, Bicycle Storage |
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached           |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | Rough-In                                                                                                                                                                           |
| Basement          | None                                                                                                                                                                               |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line                                     |
| Lot Description   | Back Lane, Landscaped, Many Trees                |
| Roof              | Asphalt Shingle                                  |
| Construction      | Composite Siding, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 48                |
| Zoning         | M-1               |
| HOA Fees       | 518               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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