$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 PARKâ€™s extensive trails close by, and easy access to RESTAURANTS, SHOPS, and the WORLDâ€™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 Calgaryâ€™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	Bicycle Storage, Visitor Parking
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	Cement Fiber Board, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	3
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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