



## 42 Cranbrook Gardens Calgary Alberta

\$600,000

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 ar...

Dining room 12.08 Ft x 8.25 Ft

Living room 12.75 Ft x 11.83 Ft

Kitchen 12.42 Ft x 12.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 7.83 Ft x 5.92 Ft

Bedroom 11.33 Ft x 8.75 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Den 7.25 Ft x 5.92 Ft

Furnace 8.08 Ft x 4.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty

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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Primary Bedroom 11.67 Ft x 10.83 Ft

Foyer 9.33 Ft x 5.25 Ft

Bedroom 10.42 Ft x 8.75 Ft

Storage 7.67 Ft x 7.58 Ft