



30 Cranbrook Gardens Calgary Alberta

\$519,900

Within a charming complex nestled next to the scenic pond sits this gorgeous 3 BEDROOM TOWNHOUSE built by industry leader and "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING! Parking will never be an issue thanks to the OVERSIZED, INSULATED DOUBLE ATTACHED GARAGE, DRIVEWAY, visitor parking stalls plus ADDITIONAL STREET PARKING RIGHT IN FRONT OF THE HOME. Pull right into the garage safely out of the elements and proceed to the entry level complete with a great flex area ideal as a second office, playroom or hobby space. Oversized windows stream in NATURAL LIGHT throughout the main floor highlighting the LUXURY PLANK VINYL FLOORS AND TAKING FULL ADVANTAGE OF THE EAST/WEST EXPOSURE THAT PROVIDES OPTIMAL SUNLIGHT AND VIEWS. The living room invites relaxation with CLEAR SIGHTLINES promoting unobstructed conversations. Culinary creativity is inspired in the CHEF'S KITCHEN featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT, CRISP WHITE CABINETS, A LARGE PANTRY, TIMELESS SUBWAY TILE BACKSPLASH and a BREAKFAST BAR ISLAND for loads of prep space and extra storage. The dining room has plenty of room for entertaining or host summer barbeques on the EXPANSIVE GLASS RAILED BALCONY with gas line. A den overlooking the balcony is an ideal home office. The main floor is completed by a handy powder room. Retreat at the end of the day to the calming primary bedroom on the upper level with a HUGE WALK-IN CLOSET and an indulgent ENSUITE boasting DUAL SINKS, QUARTZ COUNTERTOPS and an oversized shower. Both additional bedrooms are spacious and bright, sharing the stylish 4-piece bathroom. Laundry is also conveniently located on this level. Additional upgrades include HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN, FIBRE OPTIC HIGH-SPEED INTERNET READY and an electrical panel in the garage for a FUTURE ELECTRICAL VEHICLE CHARGER. This fully landscaped complex is PET-FRIENDLY (on b...

Other 16.33 Ft x 10.00 Ft
Furnace 8.58 Ft x 3.58 Ft
Dining room 10.83 Ft x 9.00 Ft
Living room 16.00 Ft x 13.92 Ft

Laundry room 7.67 Ft x 5.58 Ft
Primary Bedroom 12.08 Ft x 11.58 Ft
Bedroom 12.58 Ft x 8.25 Ft
Bedroom 10.42 Ft x 9.25 Ft
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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Kitchen	13.00 Ft x 11.83 Ft	Other	15.25 Ft x 3.67 Ft
Den	7.75 Ft x 6.17 Ft	4pc Bathroom	8.17 Ft x 4.92 Ft
2pc Bathroom	5.33 Ft x 4.92 Ft	4pc Bathroom	8.08 Ft x 7.83 Ft
Other	10.58 Ft x 7.33 Ft		