



## 42 Cranbrook Gardens Calgary Alberta

\$550,000

Welcome to this immaculately kept, end-unit townhouse in the desirable Riverstone community of Cranston. Boasting 3 spacious bedrooms, 2.5 bathrooms, and over 1,800 square feet of thoughtfully designed living space, this home is a perfect blend of modern luxury and everyday convenience. As an end unit, this home offers extra windows and natural light, making the space feel open and airy. A key feature of this townhouse is its location: it does not face a busy road but instead overlooks a tranquil courtyard, ensuring peace and quiet day and night. Inside, you'll immediately notice the high-end finishes that set this home apart. From the gourmet kitchen with sleek stainless steel appliances and stunning granite countertops, to the luxury vinyl plank flooring that flows seamlessly throughout the main and upper levels, every detail has been carefully considered. The spacious kitchen also features a walk-in pantry for ample storage, perfect for those who love to entertain or need extra space for daily essentials. The open-concept main floor includes a dedicated office space, ideal for remote work or as a quiet reading nook. The living and dining areas are bright and welcoming, with plenty of room for both relaxation and hosting family and friends. The large windows overlook the courtyard, adding to the serene ambiance. On the lower entrance level, you'll find a versatile den currently being used as a home gym, though it could easily be transformed into a cozy media room, play area, or additional guest space. It's an inviting and flexible space with direct access to the double-attached garage and easy access to visitor parking right beside the unit—offering both convenience and privacy. Upstairs, the primary suite is a true retreat. It's generously sized and includes a walk-in closet that provides ample storage for your wardrobe. The attached ensuite bathroom is beautif...

Family room 11.92 Ft x 13.42 Ft

Office 8.08 Ft x 7.42 Ft

Dining room 11.92 Ft x 7.00 Ft

Kitchen 11.92 Ft x 10.00 Ft

2pc Bathroom 7.83 Ft x 3.33 Ft

Furnace 11.00 Ft x 3.67 Ft

Bedroom 9.58 Ft x 12.67 Ft

Bedroom 7.92 Ft x 9.50 Ft

Laundry room 7.75 Ft x 5.50 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

4pc Bathroom 8.33 Ft x 8.00 Ft

Primary Bedroom 12.00 Ft x 16.33 Ft

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

Listing Presented By:



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