

146, 42 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2210336

\$529,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,819 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Central Air Conditioning Unit		

This stunning 1800 sq. ft. townhome offers the perfect blend of space, functionality, and location. Step inside and be greeted by the main floor's versatile den/flex space—ideal for a cozy playroom or a productive home office. The double attached garage provides ample space for vehicles and storage. Head upstairs to the open-concept second level, where the living, dining, and kitchen areas flow seamlessly together, making it perfect for entertaining or everyday living. A dedicated office space on this level is a rare and valuable feature for today's remote professionals. Step out onto the private balcony, your personal outdoor retreat for relaxing in the sun or hosting summer BBQs. The top floor boasts a serene primary bedroom with a 4-piece ensuite, offering a peaceful escape at the end of the day. Two additional bedrooms and a second full 4-piece bathroom complete the upper level. The home features granite countertops throughout, including the kitchen and all bathrooms, adding a touch of luxury to every space. Located in Cranston's Riverstone, one of Calgary's most picturesque and sought-after communities, you'll be surrounded by natural beauty and scenic walking paths that connect to Fish Creek Park, the Bow River, and Upper Cranston. Enjoy exclusive access to Century Hall, Cranston's vibrant Residents' Association, featuring a 22,000 sq.ft. community facility, outdoor rink, toboggan hill, splash park, tennis and basketball courts, and more. Whether you're looking to work, relax, explore, or entertain, everything you need is right here in Riverstone. Come experience the perfect balance of nature and convenience—your new home awaits. Additional upgrades include Central Air Conditioning and Water Softener.