

124, 42 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2178651



\$550,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,802 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry		

Inclusions: N/A

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 beautifully finished with high-end fixtures and offers a spa-like experience with its double vanity and walk-in shower. Two additional well-sized bedrooms share a second full bath. Convenience is key with the upstairs laundry room, which eliminates the need to haul laundry up and down the stairs. The home also benefits from an applicable new home warranty, providing peace of mind for years to come. Whether you're enjoying a coffee on your balcony, working from home in your office, or relaxing in one of the cozy living spaces, this home offers the best of modern townhouse living. The combination of luxury finishes, functional design, and a prime location within Riverstone makes this townhouse an exceptional choice for any buyer looking for style, comfort, and convenience in one perfect package.