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1303, 42 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2351407

$449,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	2	**Baths:**	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Flat, Membrane	**Condo Fee:**	$ 438
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: All window coverings and curtains

Beautifully maintained, exceptionally spacious, and filled with natural light, this stunning south-facing 2-bedroom, 2-bathroom residence is a home you'll immediately fall in love with. Meticulously cared for by its original owner, the thoughtfully designed floor plan offers effortless everyday living with an expansive living and dining area flowing seamlessly into an oversized kitchen. At the heart of the home is an impressive island, perfect for entertaining, gathering with friends, or casual dining, complemented by premium stainless steel appliances. The generous primary suite features a spacious ensuite and walk-in closet with custom built-ins. The bright second bedroom enjoys windows on two sides, making it an ideal guest bedroom or inspiring home office. A second full bathroom, air conditioning, full laundry room with upgraded cabinetry, heated underground parking, out of suite storage locker and an oversized private south-facing balcony complete this exceptional home. With Cranston's & Seton's shops, services, pathways, and amenities just outside your door, this is the perfect combination of space, comfort, convenience, and easy living. Book your private showing today.

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