

\$649,000 - 32 Cedardale Rise Sw, Calgary

MLS® #A2110827

\$649,000

4 Bedroom, 3.00 Bathroom, 1,307 sqft

Residential on 0.13 Acres

Cedarbrae, Calgary, Alberta

Superb, private and quiet cul de sac location for this 1307 sq ft 4 bedroom updated bungalow. Lovely pie lot with huge deck and privacy screen plus double garage, greenhouse and shed. As you enter this home you will notice the high vaulted ceilings and open feel throughout the main floor. There is gorgeous red oak hardwood and BRAND NEW carpet in bedrooms and the basement. As you walk down the hall you will see a flex room/ dining area that leads to the kitchen /family room. There are granite counters, , eat up island and additional prep sink here. Table nook area has patio doors that lead out to the expansive deck and backyard. Family room has a feature wood burning fireplace with log lighter and a good supply of lumber at the side of the house that will be left for the next owner. The main floor has a large primary bedroom with double closets and newer 3 pc bathroom, plus 2 other bedrooms and newer 4 pc bathroom. Downstairs you will be amazed at all the space. The rec room is perfect for a kids area, tv space and games tables. There is a 4th bedroom with grandfathered in window. The 2pc bathroom has newer sink and toilet. There is a large unfinished workshop/mechanical room complete with a ton of storage and cold room. Laundry is located here. HIGH EFFECIENCY furnace 2019 has additional filters to remove the acid run off condensation, and REEM instant demand hot water system. SHINGLES and SIDING NEW in 2020. NEWER viinyl windows



throughout. Freshly painted top to bottom.
Really nothing left to do but move in

Built in 1979

Essential Information

MLS® #	A2110827
Price	\$649,000
Sold Price	\$637,700
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	32 Cedardale Rise Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3Y5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Water Softener
Heating	Central
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Cul-De-Sac, Pie S
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 10th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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