

\$485,500 - 206 Cedardale Bay Sw, Calgary

MLS® #A2113242

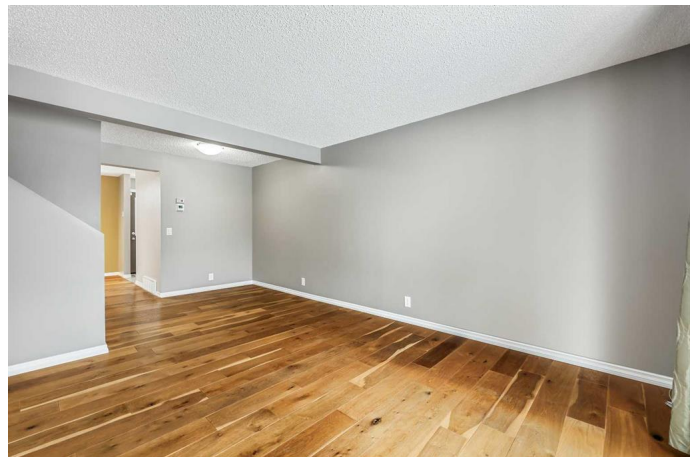
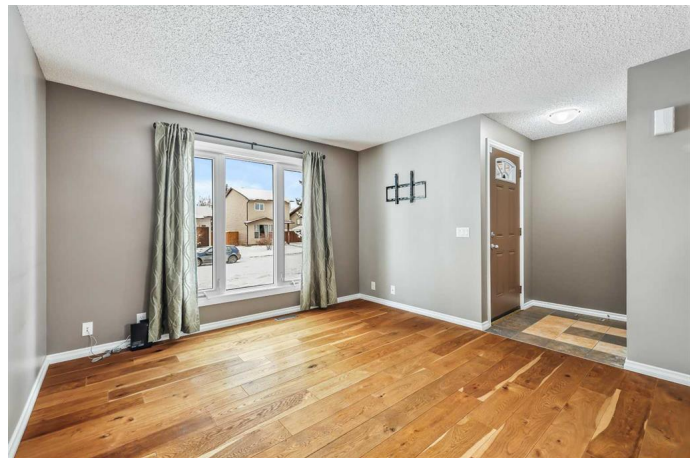
\$485,500

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

Cute as a button and nicely tucked into the corner of Cedarbrae you will discover a quaint and nicely upgraded 2 storey FULLY FINISHED home featuring 3 Bedrooms, 1.5 Baths and an over sized HEATED single detached garage situated on a nice long lot in a family friendly cul de sac. Upon entering you will immediately notice the beautiful and stunning hardwood that has been recently installed both on the main and second floors with a lovely Oak stair tread. Newer paint compliments the entire home while accenting the newer vinyl windows (including the garage window). A spacious living room welcomes you in with an over sized feature window and a sizeable adjacent dining area. The bright and functional kitchen offers a light color pallet with white cabinetry, full tile back splash and white appliances to match. A nice storage cabinet and tiled entries at front and back for ease of clean up. The upper level boasts three bedrooms with a full 4 piece renovated bathroom while the fully finished lower level includes a generous sized rec room, designated office space, separate storage room and huge laundry room with laundry sink. A beautiful new deck has been added to the front allowing easy access to the back yard, while the back yard is a great getaway from the every day. It offers so much room for entertaining, gardening and just enjoying the outdoors. This home owner has meticulously poured and completed an amazing back 16x13 concrete patio, extended walk way and



new walking path in the front. Elevates the esthetic of the home when you arrive to the front door. All new landscaping, new exterior vinyl in 2021, new roof in 2016, hot water tank replaced in 2012, new furnace in 2009, A/C installed in 2015, and new shed replacing the original one with character barn door. The SINGLE DETACHED HEATED OVER SIZED GARAGE offers ample room for a vehicle with additional room for a small work area or storage and laned access along with a great sized yard with a few garden beds and plenty of space to be creative. Situated on a small cul de sac with plenty of additional parking on Cedardale Road right next to the Glenmore and Fishcreek Pathway. Enjoy a nice mature neighbourhood that offers established schools, community Centre, public transit and quick access to Anderson Road and Stony Trail, while reflecting wonderful value in a well maintained home. Call your friendly REALTOR(R) to book a viewing!

Built in 1982

Essential Information

MLS® #	A2113242
Price	\$485,500
Sold Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,081
Acres	0.08
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	206 Cedardale Bay Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5C8

Amenities

Parking Spaces	1
Parking	Alley Access, Heated Garage, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 11th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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