

\$495,000 - 222 Cedarbrook Way Sw, Calgary

MLS® #A2118361

\$495,000

3 Bedroom, 3.00 Bathroom, 1,166 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

Welcome to your new home in Cedarbrae, where value meets comfort and convenience! Nestled in a serene neighborhood, this property offers the best bang for your buck. Why settle for a rental when you can own a meticulously maintained home filled with warmth and character? Located just minutes away from premier schools like Loise Reil Science School renowned for its GATE program, as well as shops, leisure centers, transit options, and community services, convenience is at your doorstep. Step inside to discover a bright and inviting south-facing living room, seamlessly flowing into a cozy dining area and a spacious kitchen complete with a breakfast nook. The main floor also boasts a convenient guest washroom. The second floor hosts three generously sized bedrooms, including a master bedroom with an ensuite 2pc bathroom and walk in closet, along with another 4pc common washroom. This home boasts hardwood floors, modern chocolate-colored cabinets with a built-in wine rack, and tile flooring for added elegance. The developed basement offers versatility, whether you envision it as a man cave, theater room, or a play area for the kids. Entertain guests on the large rear deck, perfect for summer BBQs, while the fenced and private yard provides a peaceful retreat. Escape the city's hustle and bustle on this quiet street, offering a serene oasis for relaxation. Recent upgrades, including a new hot water tank in 2019, a



brand new roof in 2019, a storage shed added in 2021, and a carport 2022. Don't miss out on this opportunity to own a home that's been loved and cared for, offering both comfort and value in the heart of Cedarbrae. Schedule your viewing today and make this house your home!

Built in 1986

Essential Information

MLS® #	A2118361
Price	\$495,000
Sold Price	\$493,500
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,166
Acres	0.06
Year Built	1986
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	222 Cedarbrook Way Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4R5

Amenities

Parking Spaces	1
Parking	Carport

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 12th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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