

\$729,000 - 672 Cedarille Way Sw, Calgary

MLS® #A2118780

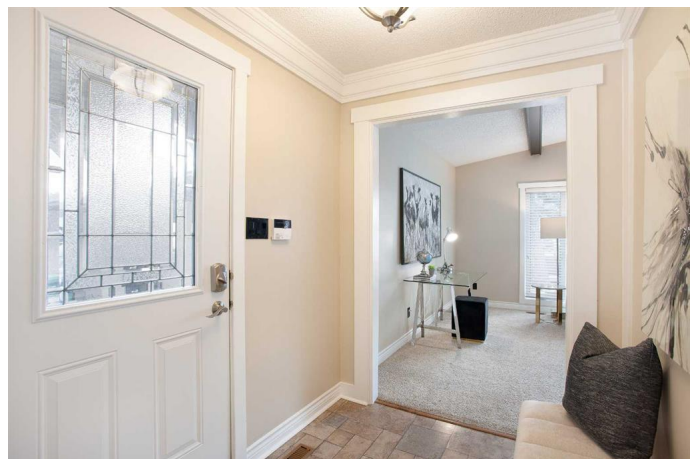
\$729,000

5 Bedroom, 3.00 Bathroom, 1,567 sqft
Residential on 0.15 Acres

Cedarbrae, Calgary, Alberta

Renovated! Updated ! Upgraded ! Legally Suited! This big, bright and beautiful bungalow offers a rare opportunity to have it all when it comes to lot size, living space, location and improvements. Recent items updated include: roof, soffit/fascia/gutters, windows and exterior paint. If you have been looking in Cedarbrae and Braeside “ you know that bungalows of this size are few and far between and that this generous size means there is so much to love. Step up the wide, private front walk into the welcoming foyer where you have ample room to set down items, remove footwear and hang coats. At the front of the home a large well-lit living area with exposed beams and vaulted ceilings sets the tone. The centrally located dining area gives equal opportunity to enjoy formal meal or simple, everyday eats. In the kitchen you will find all the preferred tools for the chef such as a gas range, granite counters and abundant storage. Step down into the lower living area and enjoy conversation, or a good book, by the fire. The primary bedroom is spacious, cozy and offers the convenience of an ensuite bath. Two other large bedrooms, a 4-piece bath and a laundry complete the main floor. The backyard provides a great place to enjoy the outdoors with a mix of mature trees, low maintenance landscape elements, deck and firepit.

Here is your opportunity to enjoy two revenue streams or a mortgage helper with no



compromise or intrusion into your daily living. The basement is over 1200 sq ft and is a registered legal suite with the city of Calgary and over \$50,000 has been spent to properly complete the process. A home in itself, the basement has a full kitchen with eating bar, dining area, living space, flex area and tremendous storage. There are two bedrooms with built in desks, a private laundry, full bath and an additional room that could be used as an office or exercise area.

Built in 1973

Essential Information

MLS® #	A2118780
Price	\$729,000
Sold Price	\$760,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,567
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	672 Cedarille Way Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2G7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Beamed Ceilings, Granite Counters, High Ceilings, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 30th, 2024
Date Sold	April 2nd, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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