

\$678,000 - 444 Cedarpark Drive Sw, Calgary

MLS® #A2140712

\$678,000

4 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.11 Acres

Cedarbrae, Calgary, Alberta

This handsome honey-of-a-home has a curb appeal that's easy-on-the-eyes. Near schools and parks, and located on a quiet drive, this 4 bedroom abode brings an ideal floor plan for a growing family. Enter a generous foyer and up to the main level where you will be met with soft natural light-through the living room's big picture window. Lovely hardwood floors and wood burning fire place add to the comfortable vibe. The calm continues to the kitchen/dining area. Spacious and bright featuring the warm tones of maple cabinetry with stainless steel appliances and ample counter space. A nice place to create and enjoy your family's favourite dishes. The main level continues with a spacious primary suite and its own 2 piece ensuite, as well as 2 additional bedrooms and a 4 piece bath. The lower level features the family room-a great place to enjoy a movie, while listening to the gentle crackling of a lit fire from yet another wood burning fireplace. A spacious den area provides a wonderful space to work from home or for your children to get their homework done before the movie starts :). A 4th bedroom, 3 piece bath, laundry and large storage room-complete this level. Outside, enjoy a lovely large sunny deck (with loads of storage space underneath) leading down to a beautifully landscaped treed yard-the happy home of a Lilac, Choke cherry and Nanking cherry tree, with plenty of space for the children to play. An oversized double detached garage with 8 ft door and extra



parking via a large concrete parking pad-a mechanic's dream, offers exceptional additional value hear. Notable exterior improvements include-shingles, triple pane windows, Hardie Board Siding, stone, soffit, fascia and eaves troughs, exterior doors on both home and garage. Furnace 2019, Garage Control 2024. Cedarbrae-a lovely community to call home. :)

Built in 1973

Essential Information

MLS® #	A2140712
Price	\$678,000
Sold Price	\$668,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,075
Acres	0.11
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	444 Cedarpark Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2J7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Rear Drive

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 26th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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