

\$549,500 - 74 Cedargrove Sw, Calgary

MLS® #A2142765

\$549,500

2 Bedroom, 3.00 Bathroom, 1,023 sqft

Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

OPEN HOUSE June 22nd 1-3 pm.

Presenting a rare opportunity to own a meticulously maintained and upgraded villa in the coveted community of Cedarbrae backing onto a large green space. This stunning home exudes elegance and sophistication, boasting numerous upgrades that elevate its appeal to unmatched levels. Includes upgraded engineered maple wood flooring, built in cabinetry throughout the main floor, air conditioning, far too many upgrades to list them all. See schedule for a list of upgrades. Step into a spacious and inviting living space adorned with tasteful finishes and flooded with natural light. The open-concept layout seamlessly integrates a modern kitchen featuring top-of-the-line appliances, custom cabinetry, and quartz countertops, perfect for culinary enthusiasts and entertaining alike. The main floor includes a 2-pc upgraded bathroom.

A luxurious primary suite complete with a private upgraded 3-pc ensuite bathroom and ample closet space. The primary suite offers a serene retreat with bright light, overlooking the huge green space.

Entertainment options abound with a cozy family room ideal for gatherings, a bright formal dining area for hosting dinners, and a beautifully landscaped backyard oasis with a patio perfect for outdoor relaxation.

This home boasts a fully finished basement with a second bedroom. There is additional living space or recreation areas,



complemented by a wealth of storage options and practical upgrades throughout. Potential for a third bedroom that has been converted into a large office. Also includes a 3-pc bathroom in the basement.

Large 2 car attached garage with ample storage and upgraded garage door. Visitor parking is located just steps away.

Located in Cedarbrae, residents enjoy proximity to parks, schools, shopping centers, and recreational facilities, ensuring convenience and a vibrant community atmosphere.

Properties of this caliber rarely enter the market. Don't miss your chance to own a beautifully upgraded villa in one of Calgary's most sought-after neighborhoods. Schedule your private viewing today and discover the unmatched charm and allure of this exceptional home. Your dream home awaits!

Built in 2002

Essential Information

MLS® #	A2142765
Price	\$549,500
Sold Price	\$590,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,023
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	74 Cedargrove Sw
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Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6J1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Breakfast Bar, High Ceilings, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Other, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 27th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

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