

\$609,900 - 3248 Cedarille Drive Sw, Calgary

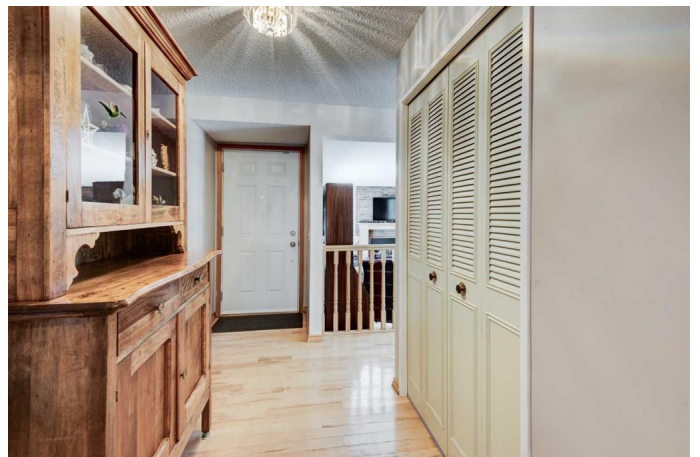
MLS® #A2162669

\$609,900

3 Bedroom, 2.00 Bathroom, 1,345 sqft
Residential on 0.16 Acres

Cedarbrae, Calgary, Alberta

This charming bungalow lovingly maintained by its original owners exudes warmth and comfort, nestled in the family-friendly community of Cedarbrae. The thoughtful bright layout with a spacious sunken South East facing living room features a brick wood burning fireplace. The bright and well-appointed kitchen offers ample counter space and storage for all your culinary needs. Adjacent to the kitchen is a dining room, perfect for everyday meals and entertaining guests. The primary bedroom provides a serene retreat with double closets and 2-piece ensuite bathroom. Two additional spacious bedrooms and a full bathroom offer versatile options for children, guests, or a home office, ensuring everyone has their own space. A private side entry leads to the large partially finished basement offering a recreation room with a built-in bar area, workshop, cold room, private office, laundry area, and plenty of storage. Step outside from the kitchen patio door to enjoy the stunning backyard that includes a spacious deck overlooking the beautifully landscaped and fully fenced private yard with mature greenery, providing ample space for outdoor activities and relaxation—ideal for a growing family. The side parking pad easily accommodate's 2 vehicles or could be a convenient driveway to a future detached rear garage. Updates over the years include: Torch Roof (2014), Furnace (2006), Windows (2006), Dishwasher (2021), Stove (2014), Refrigerator (2014), Washer &



Dryer (2015), Parking Pad (2022). A quick walk to Cedarbrae School (K-6), local parks and playgrounds. Only minutes away from enjoying extensive bike, hiking, jogging pathways at Fish Creek and off-leash dog park! Shopping, transit, and many amenities are minutes away! Easy access to Stoney Trail South, Southland Drive and 14th Street. Truly a desirable home awaiting a new family to create more wonderful memories!

Built in 1973

Essential Information

MLS® #	A2162669
Price	\$609,900
Sold Price	\$605,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,345
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3248 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2H1

Amenities

Parking Spaces	2
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Parking	Parking Pad
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Interior

Interior Features	Central Vacuum, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting, Private
Roof	Flat Torch Membrane
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 25th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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