

\$600,000 - 243 Cedarbrae Crescent Sw, Calgary

MLS® #A2164501

\$600,000

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.12 Acres

Cedarbrae, Calgary, Alberta

Welcome to this beautifully maintained home, set on a generous 5,081 sq. ft. lot, perfect for those seeking both space and comfort. Step inside to discover an inviting atmosphere, with stunning vaulted ceilings and large front windows that bathe the home in natural light. The rest of the windows are upgraded vinyl, ensuring energy efficiency and low maintenance. This 4-bedroom, 2-bathroom residence offers plenty of space for a growing family, with two full four-piece bathrooms. Luxury vinyl plank flooring extends throughout the main and upper levels, creating a sleek, modern feel while being highly durable and easy to care for. The kitchen offers plenty of space for cooking and preparing meals for guests and family. Walk down to the first lower level where you are met by two more large bedrooms and the second full bathroom, perfect for the kids. The lower level is your basement retreat/family room, with ample space for movie nights, and a playroom, or it can be used as a flex space for gym equipment or an at-home office! The utility room and storage space allow you to have an incredible amount of storage inside your home for added convenience. Outside, you'll find an exterior featuring freshly painted cedar siding and beautiful stucco, giving the home a charming yet updated look. The backyard is an entertainer's dream, complete with a built-in BBQ with the option to hook into the natural gas line, perfect for gatherings. Enjoy sitting on your outdoor patio in the summer



months and taking in starry nights together in the cute two-person hot tub. A large, detached 23.5â€™ x 23.5â€™ garage also offers ample space for vehicles or a workshop. With a new roof on both the house and garage and a new washer and dryer included, this home is truly move-in ready. The location is unbeatableâ€”within close proximity to dog parks, walking paths, shopping centers, schools, and parks. Plus, youâ€™ll enjoy quick access to major roadways like Stoney Trail, Southland Drive, and Anderson Road, making commuting a breeze. This home offers the perfect blend of comfort, convenience, and styleâ€”donâ€™t miss out on this exceptional property!

Built in 1973

Essential Information

MLS® #	A2164501
Price	\$600,000
Sold Price	\$633,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	243 Cedarbrae Crescent Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 1Y3

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Side, Oversized

Interior

Interior Features Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Built-in Barbecue, Private Yard

Lot Description Back Yard, Standard Shaped Lot, Street Lighting, Private

Roof Asphalt Shingle

Construction Cedar, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2024

Date Sold September 19th, 2024

Days on Market 8

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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