

\$449,900 - 3540 Cedarille Drive Sw, Calgary

MLS® #A2179395

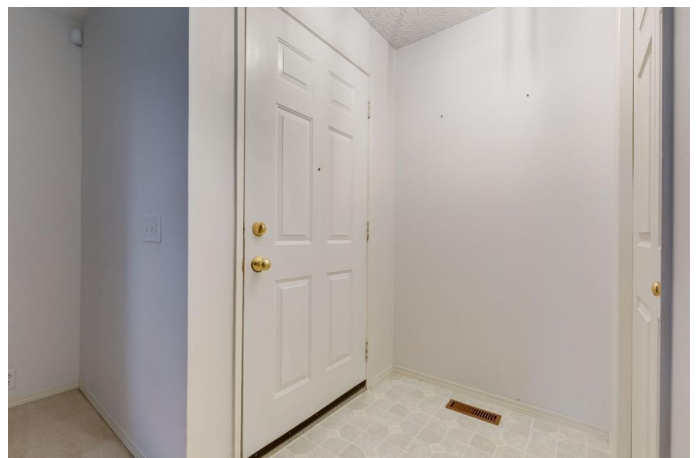
\$449,900

4 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.07 Acres

Cedarbrae, Calgary, Alberta

Welcome to this beautifully maintained bungalow style 4-bedroom home with NO CONDO FEES in the popular, family friendly community of Cedarbrae! Boasting an oversized single garage, a separate back entryway, a neutral color palette, upgraded designer lighting, and more, this amazing home will not last long. As you enter the home, you are welcomed through your entryway with a front hall closet that opens into a large front family room with large east facing windows, flooding the room in natural light. The kitchen boasts stylish stainless-steel appliances, a mosaic tile backsplash, white cupboards, and flows seamlessly into the adjacent dining space. With 3 spacious bedrooms and a full bathroom up, this home is thoughtfully laid out for the working professional or family. The basement features its own separate entryway, a wood burning fireplace, a large media room, and its own full bathroom and bedroom for guests. Relax and unwind in the sunny southwest facing backyard with room to sit and entertain or enjoy playing with your pets or children. With a detached oversized single garage and an adjacent parking pad, there is no shortage of parking space. The separate back entryway makes this property desirable for a potential live up/rent down scenario, appealing to a family seeking a secondary source of income or the savvy investor. A secondary suite would be subject to approval and permitting by the city/municipality. Cedarbrae is adjacent to Stony Trail making



your commute around the city a breeze and providing excellent access to downtown, Costco, and all amenities. The great location is just a few minuteâ€™s walk from playgrounds and schools including St Cyril Jr High school, Cedarbrae Elementary schools, as well as the Cedarbrae community center which is host to book clubs, yoga, seniors activities, and community get togethers. Recent upgrades include new curtains, newer triple pane windows on the main level (2019), a newer hot water tank, newer roof, updated fences, and a brand new garburator and humidifier (2024). This incredible home provides amazing utility and value, and is a must see home in beautiful Cedarbrae.

Built in 1981

Essential Information

MLS® #	A2179395
Price	\$449,900
Sold Price	\$466,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3540 Cedarille Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 5B1

Amenities

Parking Spaces 2
Parking Oversized, Single Garage Detached

Interior

Interior Features Storage
Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Electric Stove, Range Hood
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Front Yard, Lawn, Back Lane, Private
Roof Asphalt Shingle
Construction Wood Frame, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed November 16th, 2024
Date Sold November 20th, 2024
Days on Market 4
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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