



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**139 Cedarwood Lane SW
Calgary, Alberta**

MLS # A2219075



\$431,500

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,222 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Street Lighting		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: All window coverings

This unit is in pristine condition. well maintained 3 bedroom, 2 and a half bathrooms. Good kitchen cupboard space, pantry, granite countertops, A 2 car tandem garage with a rear entry off the patio area. The rear part of the garage (on the main floor) is designed for a recreation room, or a forth bedroom. A spacious dinette off the kitchen area with access to the south facing deck. The long living room is designed to accommodate a formal dinning room. Close to shopping, schools, churches and the community center. Easy to view and very flexible Possession. **MAJOR PRICE REDUCTION OPEN HOUSE JUNE 28/25 1:00 tp 5:00 PM**