



**GRASSROOTS**  
REALTY GROUP

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3311 108 Avenue SW  
Calgary, Alberta

MLS # A2225650



**\$625,000**

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,138 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	(R-CG)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	green house		

Over 1800sf of development on 4 levels & 3rd level Walk out to yard & garage. FANTASTIC LOCATION IN CEDARBRAE, walk ONE BLOCK to two elementary schools!! 4 level split home Well upgraded, 3 bedrooms on the upper level with Master bedroom nice 3 pce ENSUITE SHOWER... 3 full bathrooms in the house. Third level NICELY developed FAMILY ROOM, OFFICE or 4th bedroom, & 3 piece bathroom beside the WALKOUT door & UP to the back yard & LARGE INSULATED DOUBLE GARAGE/WORK SHOP. The 4th level features a RECREATION/ PLAY room, storage rooms & LAUNDRY AREA C/W FRONT LOAD WASHER & DRYER & Laundry SINK. recently installed "LENOX High efficiency furnace" & large hot water tank. Super Yard & Patio areas, west side & south back yard with lots of PATIO PLAY AREA, GRASS areas, & HOT GREEN HOUSE