



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**471 Cedarpark Drive SW**  
**Calgary, Alberta**

**MLS # A2226186**



**\$725,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** Refrigerator(s), Stove(s), Microwave, Dishwasher, Washer(s), Dryer(s), Range Hood, Freezer, Garage Door Opener

Discover your dream home in the heart of Cedarbrae — where modern luxury meets timeless charm! This beautifully transformed 5-bedroom bungalow is a masterpiece of style and comfort, ready to impress even the most discerning buyer. Step inside to a sun-drenched living space, where brand-new double-pane windows fill every corner with natural light. No detail has been overlooked — from updated electrical, plumbing, and insulation to a brand-new roof on both the home and the detached garage, ensuring peace of mind for years to come. At the center of it all is the sleek, contemporary kitchen — a true showstopper, perfect for whipping up family feasts or hosting unforgettable gatherings. With 3 generous bedrooms on the main floor and 2 additional bedrooms in the fully developed basement, there's room for everyone to live, work, and play. Downstairs, you'll find a versatile illegal suite complete with its own kitchen and living area — ideal for extended family, out-of-town guests, or an incredible income opportunity. Enjoy ultimate comfort with a new furnace, humidifier, and hot water tank. Outside, the home's fresh exterior makeover adds serious curb appeal, making it the envy of the block! Nestled in a vibrant, family-friendly neighborhood, this home is perfectly situated near top-notch amenities, including the Southland Leisure Center, the Public Library, and the scenic Glenmore Park — everything you need for an active and connected lifestyle. Whether you're dreaming of cozy movie nights or summer barbecues under the stars, this property offers endless possibilities. Don't miss your chance to own this Cedarbrae gem — a turn-key treasure waiting for you to call it home!

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