



GRASSROOTS
REALTY GROUP

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

3432 Cedarille Drive SW
Calgary, Alberta

MLS # A2230782



\$599,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bi-Level		
Size:	878 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Basement Fridge, Stove & Hood Fan

Charming Home with Income Potential! Located on a beautiful tree-lined street, this well-maintained property offers easy access to major routes like Anderson Road and Stoney Trail, making commuting a breeze. The main floor features a spacious and bright layout with a large living room, separate dining area, 2 bedrooms, a full 4-piece bathroom, and a stylish kitchen complete with granite countertops, stainless steel appliances, and plenty of cabinet space. Both bedrooms are bathed in gorgeous evening light, making golden hour a magical moment to look forward to each night. The illegal suite is thoughtfully designed with its own entrance, and offers a comfortable oversized bedroom, a 3-piece bathroom, kitchen, living room, and additional storage space. This illegal suite is perfect for extended family, guests, or rental income. With the illegal suite being installed prior to March 12, 2018, enjoy the grandfathered cost savings of only needing one furnace for the legalization. Each floor enjoys the convenience of separate laundry, and the west-facing backyard is fully fenced and bathed in afternoon sun. There's also a storage shed and ample parking space available. Notable upgrades include a new furnace, Hardie board siding, shingles, soffits, eavestroughs, and windows — providing peace of mind and energy efficiency. Enjoy being minutes from Costco, transit, shopping, and all essential amenities. Whether you're an investor or looking for a home with income potential, this property checks all the boxes!