



GRASSROOTS
REALTY GROUP

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

**85 Cedardale Crescent SW
Calgary, Alberta**

MLS # A2234845



\$479,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,080 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, On Street, Unassigned		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: gazebo with curtains

Step into this charming half duplex. You're welcomed by a spacious front foyer with a convenient hall closet, setting the tone for a home that's been thoughtfully designed for comfort and functionality. As you move into the main living area, you'll immediately notice the bright, open layout. The large living and dining room combination is perfect for entertaining, with expansive front facing windows that flood the space with natural light. Along with a convenient powder room. The eat-in kitchen has a lovely view overlooking the west-facing backyard. Heading upstairs, you'll find three spacious bedrooms, each filled with natural light and offering plenty of room for rest and relaxation. A full 4-piece bathroom serves the upper level, conveniently located near all the bedrooms. The lower level offers a laundry area that is neatly tucked away. Step outside into the massive, manicured backyard, fully fenced for privacy and security. The large deck and patio space are ideal for summer barbecues, morning coffee, or simply enjoying the sunshine. There's more than enough room here for pets, kids, or gardening. The location is hard to beat just minutes from amenities, public transportation, schools, parks, and daycares. You'll also enjoy quick access to Anderson Road and Stoney Trail, plus you're only a short drive from the natural beauty of Fish Creek Park and the mountains beyond. This home has it all, space, functionality, and a community that truly feels like home. Book your viewing today.