



GRASSROOTS
REALTY GROUP

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231 Cedarpark Drive SW
Calgary, Alberta

MLS # A2240778



\$740,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Sauna, Storage, Walk-In Closet(s)		

Inclusions: n/a

Meticulously maintained and thoughtfully upgraded, this fantastic bungalow is perfectly situated on a quiet street in the highly sought-after community of Cedarbrae. With undeniable curb appeal and lush landscaping, this home is sure to impress from the moment you arrive. Step inside to a spacious sunken living room anchored by a cozy wood-burning fireplace (regularly serviced and working perfectly well)—an ideal space to relax or entertain. Stylish vinyl flooring flows throughout the main level, including the brand-new European-inspired kitchen featuring sleek cabinetry, ample counter space, beautiful quartz countertops and a bright informal dining area with direct access to the west-facing backyard. Offering three main floor bedrooms, this home is perfect for families. The spacious primary suite includes a walk-in closet and private 3-piece ensuite. The fully developed basement provides even more space to spread out, with a large, light-filled family room, spacious basement room that could be used as a den, home office, or guest space (window does not meet egress requirements), an exercise room, an additional 3-piece bathroom, and ample storage. Real functional sauna to spoil you in winter time is in the basement as well. Enjoy outdoor living in the private, tree-lined backyard—complete with a custom pergola, fire pit, gas BBQ hookup. A double attached garage adds ultimate convenience. Major upgrades include new kitchen, new drive way, new garage doors, a newer furnace and hot water tank, windows (2014), roof (2019), concrete work, pergola (2020), and more. Unbeatable location just minutes to schools, public transit, shopping, and the stunning Glenmore Reservoir pathway system, splash park, music legacy garden, and sailing club. This move-in-ready home is the total package—don't miss your chance to view it!

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