



GRASSROOTS
REALTY GROUP

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

3725 Cedarille Drive SW
Calgary, Alberta

MLS # A2240972



\$485,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,207 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, On Street, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Aluminum Siding , Brick, Stucco

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: n/a

Welcome home to 3725 Cedarille Drive SW. This meticulously kept home has 3 bedrooms, two full baths and a finished basement. The living room has a cozy wood burning fireplace with tile and a white mantle to curl up in front of to enjoy the cool winter evenings. For your peace of mind, the fireplace has been recently serviced and Inspected. The newer kitchen is lovely, with new quartz countertops and white cabinets. It has newer appliances & french doors out to the inviting backyard patio where you can host friends and family on a warm summer day enjoying the privacy provided by the freshly painted fence. There is a single garage for the winters to keep your car free from snow and other elements. The fully finished basement hosts a large family room, 3 piece bath and laundry area. This is a great place for family movie night or a children's play area. Expensive items already replaced Furnace 2023 and hot water tank 2019 and they are regularly serviced. All of this plus bike paths to the reservoir and close proximity to Fish Creek park. Minutes to Costco and the close but not too close ring road gives easy access to the entire city. Just move in and enjoy. Call today to book your appt.