



GRASSROOTS
REALTY GROUP

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2835 Cedar Ridge Drive SW
Calgary, Alberta

MLS # A2241276



\$699,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,183 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage		

Inclusions: Deep freezer

Tucked into the peaceful and family-oriented community of Cedarbrae, this spacious bi-level home offers comfort, style, and a backyard retreat you'll love coming home to. With 4 bedrooms, 3 bathrooms, and over 2,000 sq.ft. of developed space, this property is designed for real life. Whether that means hosting family gatherings, working from home, or relaxing in the sunshine. Step inside to find a bright, inviting main floor with large picture windows in the living room that overlook the treed front yard. A classic wood-burning fireplace adds a cozy focal point, while the updated kitchen offers both function and personality, with bold navy cabinetry, stainless steel appliances, a bar area, and breakfast bar seating. From the dining area, you can walk right out to a south-facing backyard. Lush, private, and perfect for summer barbecues on the generous deck. The main level includes three well-proportioned bedrooms, including a spacious primary suite with its own 2-piece ensuite. A full 4-piece bathroom serves the additional bedrooms, making this layout ideal for families or guests. Downstairs, the fully developed lower level offers incredible versatility. There's a large recreation space with enough room for a home gym, games area, or media setup. Or all three! You'll also find a fourth bedroom, a full 3-piece bathroom with laundry, and an additional flex room that works beautifully as a home office, craft room, or quiet study. Storage and utility areas round out this functional lower level. Outside, the backyard is a standout. South-facing for all-day sun, surrounded by mature trees, and fully fenced for privacy. The oversized double garage with alley access is a major bonus, offering plenty of space for vehicles, tools, or extra storage. Living in Cedarbrae means being close to everything that matters. Take a stroll to nearby parks and playgrounds, or explore the

trails of Fish Creek Park. With schools, shopping, and the Elbow River all within easy reach, not to mention quick access to Anderson Road and Stoney Trail, this location checks all the boxes for both lifestyle and convenience. Updated with peace of mind in mind: the windows were replaced in 2022, the furnace and hot water tank in 2021, and the roof in 2018—so you can move in knowing the big-ticket items are already taken care of. This is the kind of home that's ready for the next chapter. Come see it in person, book your showing today!