



**GRASSROOTS**  
REALTY GROUP

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**67 Cedarwood Lane SW**  
**Calgary, Alberta**

**MLS # A2243475**



**\$627,700**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 372
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-C1 d57
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** water softener (as is)

Welcome to 67 Cedarwood Lane – a beautifully updated 3-bedroom semi-detached home in the heart of desirable Cedarbrae! With over 1,800 sq ft of stylish developed living space, this bright and inviting home features a brand-new kitchen with quartz counter tops, updated appliances, new flooring, and a striking decorative fireplace. The spacious master bedroom includes a modernized ensuite and custom built-in closet organizers for added functionality. Two additional generously sized bedrooms are located upstairs—perfect for family, guests, or a home office. The finished basement is filled with natural light and offers excellent additional living space, along with a full bathroom—ideal for entertaining or relaxing. With 3.5 bathrooms, a double attached garage, a new water heater, and thoughtful upgrades throughout, this home truly checks all the boxes. Perfectly situated near shopping, Costco, Southland Leisure Centre, and with quick access to Stoney Trail, this is low-maintenance living without compromise. Don't miss your opportunity to make this beautiful home yours!