



GRASSROOTS
REALTY GROUP

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11 West Cedar Rise SW
Calgary, Alberta

MLS # A2246122



\$734,500

Division:	West Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,981 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	Residential - Low Density
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

WONDERFUL RENOVATED HOME. NO CONDO FEES! THE MAIN LEVEL FEATURES A 9 FT CEILING, NEW LAMINATE FLOORING, NEW LIGHT FIXTURES, NEW PAINT, NEW BASEBOARDS, NEW BLINDS. A FORMAL DINING ROOM/DEN. THE LIVING ROOM FEATURES A 2 SIDED TILE SURROUNDED GAS FIREPLACE. THE KITCHEN FEATURES AN ISLAND, PLENTY OF COUNTER SPACE, NEW STAINLESS STEEL APPLIANCES, A WALK-IN PANTRY, TILE BACKSPLASH, AND LOVELY CABINERY. THE DINING ROOM OFFERS A VIEW ON THE MAGNIFICENT SOUTH-FACING, FULLY FENCED, BACKYARD. PRIVATE LAUNDRY ROOM. THE UPPER LEVEL FEATURES NEW CARPET, NEW LIGHT FIXTURES, NEW PAINT, NEW BASEBOARDS, A LARGE BONUS ROOM WITH A 9 FT CEILING, A TILE SURROUNDED BUILT-IN GAS FIREPLACE, 3 LARGE BEDROOMS AND A FULL BATHROOM. THE FULL BATHROOM FEATURES A SKYLIGHT. THE MASTER BEDROOM FEATURES A WALK-IN CLOSET, AND AN ENSUITE WITH A SKYLIGHT, A SEPARATE SHOWER AND A LARGE SOAKER TUB. THE PARTIALLY DEVELOPPED LOWER LEVEL IS FRAMED AND HAS ROUGH-IN PLUMBING FOR YOUR FUTURE DEVELOPMENT. CLOSE TO MANY AMENITIES, SCHOOLS, PARKS, WALKING PATHS, AND EASY DOWNTOWN ACCESS TO BOW TRAIL. CLOSE TO STONEY TRAIL.