



GRASSROOTS
REALTY GROUP

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**3043 Cedar Ridge Drive SW
Calgary, Alberta**

MLS # A2247401



\$648,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,118 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Level, Priv		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: tall white cabinet in garage, entertainment cabinet in lower level, underground sprinkler system

This property is all about LOCATION! Discover the tranquility of a spacious 4-level split home on a large mature lot in Cedarbrae, with underground sprinklers and backing to a quiet green space. Walk inside to a spacious L-shaped living and dining room flowing into a functional, bright kitchen with plenty of cabinets, newer wall oven, cook top on the center island all overlooking the yard. One level up, the primary bedroom includes a 2-piece ensuite and a sunny four-season room with direct access to the backyard. Two additional bedrooms and a 4-piece bath complete this level. Gather on the third level in a bright family room featuring a log-lighting wood-burning fireplace, a built-in entertainment unit, wet bar and a 3-piece bathroom with shower. And don't miss the fourth level where you'll find a versatile games or theatre room and a spacious laundry/storage area with shelving. (Note: the freezer is included!) The backyard is a private retreat combining mature landscaping and a full deck covering most of the ground area. The oversized' 24'x24' detached garage provides plenty of room for vehicles, tools, or hobbies. Home Updates include: new furnace 2 years, Hot water tank 2 years, new shingles 10 years, kitchen wall oven 5 years, new fence and deck 7 years. This solid family home has endless potential in a prime location waiting for your personal touches and modern updates. Walking distance to elementary schools and close to shopping, South Glenmore Park, Southland recreation center. Easy access to Stoney Trail/Tsuut'ina.