



GRASSROOTS
REALTY GROUP

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525, 200 Brookpark Drive SW
Calgary, Alberta

MLS # A2248569



\$328,125

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cedarbrook Park. This townhouse showcases exceptional renovations including high gloss cabinetry, stainless steel appliances and quartz countertops in the kitchen. Luxury vinyl plank flooring on the main level, high quality carpeting and neutral paint tones throughout the home make for a warm and welcoming environment. The main level features a spacious living room, quaint dining area, laundry room, and access to the balcony overlooking a green space. On the upper level you will find two good-sized bedrooms with walk-in closets and a fully renovated 4-piece bathroom with the same cabinetry and quartz countertop found in the kitchen. Cedarbrook Park is ideally located close to shopping, restaurants, public transportation, as well as Fish Creek Provincial Park and Glenmore Reservoir for year-round enjoyment. Stoney Trail is just a few minutes from the front door giving quick and easy access to downtown. With clear evidence of pride of ownership throughout the home and an ideal location, book your viewing today to see the incredible value for yourself.