



GRASSROOTS
REALTY GROUP

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3285 Cedarille Drive SW
Calgary, Alberta

MLS # A2252927



\$679,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Side, Insulate		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Closet Organizers, Separate Entrance, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

BACKING ONTO SCHOOL/PARK | CORNER LOT | NEW FLOORING ON MAIN | OVERSIZED GARAGE | UPDATES THROUGHOUT |
Welcome to 3285 Cedarille Drive SW, located in a AAA location within the family-oriented community of Cedarbrae. Backing directly onto Cedarbrae School, this is an ideal location for families looking for simplicity with school access and views of the playground right from your own backyard. The main level features new LVP flooring throughout and offers a more traditional layout in a rare 2-storey home for Cedarbrae. The main level includes a large living room with west-facing windows, ample dining space for a larger family, and a well-appointed kitchen featuring stainless steel appliances, quartz counters, custom tile backsplash, and the sought-after kitchen sink with a view overlooking the massive backyard. Off the kitchen is a lovely family room centred around a wood-burning fireplace, the perfect place to cozy up on those winter nights. To complete the main level you have a convenient laundry room, a 2-pc powder room, and a 4th bedroom, making it an ideal guest space or home office. There is direct access from the family room to the backyard featuring a massive deck and plenty of room for kids and pets to run around in almost complete privacy. Back here you'll also find access to the oversized double detached garage, perfect for anyone looking to have a home workshop or needing space for larger vehicles. The upper level of the home features 3 bedrooms, including the primary with ample closet space and a 4-pc ensuite. Additionally, you will find 2 more bedrooms and a second full 4-pc bathroom. The unfinished basement is an ideal place to put your finishing touches on, with plenty of windows and space for future development. Location is everything and this home checks all the boxes — bus stop close by,

backing onto a park, tons of additional parking at the side, close to Fish Creek Park and Glenmore Reservoir, off-leash areas, commercial shops just a few blocks away, along with the Cedarbrae Rink and Community Centre which features a hockey rink, pickleball and tennis courts, and markets in the summertime. Don't wait to see this one, please book your private showing today!