



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**636 Cedarille Way SW
Calgary, Alberta**

MLS # A2254445



\$749,999

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad, Quad or More Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Cleared, Landscaped, Lawn, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: None

Go no further. This is the home that you have been searching for. This is where all your dreams come true. This stunning four-bedroom, three-bathroom house offers a stylishly renovated space with over 1800 square feet of beautifully appointed living space that perfectly balances functionality with style. Step inside and be greeted by the bright and open living space that is bathed with natural lights pouring in for the large windows. The extensive renovations(over \$160k) has transformed this residence into a contemporary masterpiece. Every corner of this home has been thoughtfully updated, creating a fresh and inviting atmosphere that feels both luxurious and welcoming. The interior showcases careful attention to detail, from the pristine finishes to the updated features that maximize every square foot of living space. The heart of this home lies in its spectacular kitchen, where culinary dreams come to life. Brand-new stainless-steel appliances gleam throughout the space, offering both professional-grade performance and sleek aesthetic appeal. Whether you're preparing a quick weekday breakfast or hosting an elaborate dinner party. This kitchen space will elevate your cooking experience to new heights. The kitchen seamlessly flows into the main living areas, creating an open concept design that encourages conversation and connection. The living room is complete with a wood burning fireplace. Picture cozy winter evenings spent by the crackling fire, sharing stories and creating memories that will last a lifetime. The primary bedroom serves as a true retreat, offering generous proportions and thoughtful design elements that promote rest and relaxation complete with an ensuite. There are 2 additional bedrooms and a second bathroom on this level. The basement that is completely finished with a huge recreation room for entertaining, a movie nights, game night or

whatever you wish to do with it as it is complete with a bar and an electric fireplace. One of the most impressive features of this property is the extraordinary quad detached garage that provides secure parking and storage for multiple vehicles and with the extra long parking pad. This heated garage is every man's dream. This remarkable property sits in a highly desirable neighborhood and is close to all levels of school, shopping, South Glenmore Park, Southland recreation center. Easy access to Stoney trail. This will not last long!