



GRASSROOTS
REALTY GROUP

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636 Cedarille Way SW
Calgary, Alberta

MLS # A2256369



\$699,999

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, Parking Pad, Quad or More Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cleared, Landscaped, Lawn, 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

The search is over. Look no further. You will find no better welcoming and luxurious home for this price. Welcome to your dream home where modern comfort meets thoughtful design in the highly sought out community of Cedarbrae. This newly renovated house, has been transformed into a stunning four-bedroom, three-bathroom home. It offers an impressive over 1800 square feet of beautifully appointed living space that perfectly balances functionality with style. Step inside and prepare to be amazed by the natural lights pouring in from large windows. Every corner of this home has been thoughtfully updated, creating a fresh and inviting atmosphere that feels both luxurious and welcoming. The newly renovated interior showcases careful attention to detail, maximizing 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 combined with brand new cabinets and quartz counter tops offering both professional-grade performance and sleek aesthetic appeal. Whether you're preparing a quick weekday breakfast or hosting an elaborate dinner party, this functional kitchen fits the bill. The open layout from the kitchen, dining and living area creates an atmosphere 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 with your own ensuite. There are 2 additional bedrooms and another bathroom that completes 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 another fire place. The basement also has a huge bedroom and an ensuite. This is another primary bedroom in the home, giving you such versatility . 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. WINDOWS are NEW and the AC is NEW as well. Newer furnace and hot water tank that were replaced by previous owners. Very close to schools, shopping, South Glenmore Park, Southland recreation center. Easy access to Stoney Trail/Tsuut'ina. This property cannot be beat!