



GRASSROOTS
REALTY GROUP

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3628 Cedarille Drive SW
Calgary, Alberta

MLS # A2258532



\$515,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,076 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Fruit Trees/Shrub(s), Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

OPEN HOUSE: Saturday, September 27th, 1–4 PM Excellent value in this well-maintained 3-bedroom family home, featuring a finished basement, double garage, and sunny south-facing backyard. Ideally located in a welcoming community with schools, parks, pathways, shops, transit, and more—all within walking distance! Inside, you’ll find a spacious living room with a flex/dining area, plus a bright kitchen and eating nook overlooking the backyard through an upgraded window (2022). The fridge was replaced in 2020, and the dishwasher in 2022. Off the mudroom/back entry is a nicely appointed 2-piece bath with a granite countertop and inlaid sink. Upstairs offers three bedrooms and a 4-piece bath with a matching vanity to the main floor and an easy-care tub surround. The large primary bedroom also features a new window (2022). You’ll love the durable vinyl plank floors and overall excellent condition throughout. Major updates include new roof shingles on the house and garage (2019), a furnace (2013), and a hot water tank (2017). Outside, enjoy a cozy deck in the south-facing backyard surrounded by lilacs, raspberry bushes, and a flourishing strawberry patch! The double garage provides space for two vehicles, bikes, and extra storage. Conveniently located in Cedarbrae near schools, shopping, playgrounds, and pathways that connect to South Glenmore Park. Everything is ready for you—just move in and enjoy!