



GRASSROOTS
REALTY GROUP

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224 CEDARBRAE Crescent SW
Calgary, Alberta

MLS # A2260385



\$764,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landsc		

Heating:	Mid Efficiency	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: NONE

OPEN HOUSE, SATURDAY SEPTEMBER 27, 2-4PM ****. Welcome to 224 Cedarbrae Crescent S.W.--a beautifully renovated family home tucked away on a quiet, desirable crescent. Offering nearly 2,200 sq. ft. of developed living space, this 4-bedroom home features a double heated garage and numerous updates throughout. Inside, you'll find a stunning new kitchen with quartz countertops, stainless steel appliances, and an open-concept design that flows seamlessly into the dining and living areas. The spacious living room is anchored by a cozy gas fireplace, while new windows flood the home with natural light. Hardwood and vinyl flooring add warmth and durability across the main level. The main floor offers three bedrooms, including the master suite with a 2-piece ensuite. Step outside to a professionally designed food forest, where you'll be dazzled by the incredible gardens and the expansive yard. Enjoy a variety of fruit trees and bushes--pears, strawberries, grapes, and more--creating your own outdoor sanctuary. The lower level, with a separate entrance and an APPROVED DEVELOPMENT PERMIT for a basement suite, expands the home's potential. It features a large family room, spacious bedroom, full bathroom, and ample storage. All of this is within walking distance to schools, parks, and transit. Move in & enjoy this one of a kind home and garden retreat!