



GRASSROOTS
REALTY GROUP

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

208 Cedarille Green SW
Calgary, Alberta

MLS # A2260448



\$785,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,357 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	4
Garage:	Off Street, See Remarks		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Private, Rectang		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Dishwasher x 2, Cooktop x 2, Over x 2, Range hood x 2, Refrigerator x 2, Washer / Dryer x 2

Welcome to this exceptional home in the sought-after community of Cedarbrae, where charm, modern style, and functionality come together on a generous 6,300 SQFT lot. This property has been completely renovated inside and out, making it a perfect choice for families seeking comfort and space, or investors looking for a move-in-ready home with excellent income potential. This thoughtfully updated home features 5 spacious bedrooms and 4 full bathrooms, offering a versatile layout to fit many lifestyles. The renovations include: New roof, new flooring throughout, new plumbing, new hot water tank, secondary heat source for the legal basement suite, fresh landscaping with grading, sod, pathways, and new trees. Every detail has been carefully designed, from the modern kitchens with sleek cabinetry and upgraded appliances to the elegantly finished bathrooms with high-quality fixtures. Resilient channels have also been added to reduce noise transmission, creating a quieter and more comfortable living environment. One of the highlights is the legal basement suite with private entrance—an excellent mortgage helper or flexible space for tenants, extended family, or even a home-based office. In addition, the property comes with a development permit (DP) for an oversized single attached garage. Paired with a concrete driveway that accommodates two additional vehicles, you’ll have parking for up to three vehicles. The large backyard is surrounded by mature trees and new landscaping, making it the perfect retreat for entertaining, gardening, or relaxing. The oversized lot also leaves room for future possibilities such as a deck, patio, or children’s play area. Located in the family-friendly community of Cedarbrae, you’ll be just minutes away from schools, parks, shopping, and public transit. This well-established neighborhood

offers a peaceful residential feel with convenient access to all city amenities. This home is a rare find, combining modern renovations, a legal suite, income potential, and a DP-approved oversized garage—all on a prime lot in one of Calgary's most established communities. ?? Don't miss your chance—book your private showing today!