



GRASSROOTS
REALTY GROUP

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3741 Cedarille Drive SW
Calgary, Alberta

MLS # A2262564



\$465,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	946 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street, Outside, Owned, Parking Pad, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Pr		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Exhaust Fan, Water	Water:	Place(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	Residential - Grade-Orien
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: none

excellent upgrades of KITCHEN, DINING, LIVING AREAS, BATHROOMS, & 4 bedrooms!! Fantastic location, quick Ring road access, Transit near, kids are within 2 blocks of schools & community parks & playgrounds, Bike paths convenience store & shops near... FURNACE 2009, WINDOWS & PATIO DOORS IN 2010, FLOORING & ROOF SHINGLES in 2013... KITCHEN & DINING AREAS are OPENED & UPGRADED....ENLARGED FRONT PRIVATE BALCONY . 2 PARKING STALLS in the back with Lane access & plenty of parking in the front. Inviting Great Room with the Corner fireplace. LARGE WINDOWS in the Lower level with the bedrooms in the back & the front recreation room & a second full bathroom that has the potential of a suite in the future....