



**GRASSROOTS**  
REALTY GROUP

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**511 Cedarille Crescent SW**  
**Calgary, Alberta**

**MLS # A2263171**



**\$699,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Separate Entrance, Stone Counters, Storage, Sump Pump(s)		

**Inclusions:** N/A

Discover one of the few oversized walkout bungalows available in Calgary set on an expansive 6,200+ sq. ft. lot, offering space, privacy, and exceptional value in the heart of Cedarbrae. Step into this beautifully updated home where natural light pours into every corner of the open-concept main floor. The spacious, sun-filled living and dining areas flow effortlessly into a modern white kitchen equipped with stainless steel appliances, a generous entertainer's island, and abundant storage. Whether you're hosting friends or enjoying a peaceful family breakfast, this bright and inviting space makes everyday living feel elevated. The cozy living room features a charming wood-burning fireplace and a large bay window overlooking the mature front yard. Downstairs, the fully renovated walkout basement is a remarkable bonus, offering a separate entrance, a large bedroom with double closets and an egress window, a full bathroom, and a warm family room with a gas fireplace and custom built-in wall unit. You'll also enjoy a dedicated laundry room, a massive storage area, and direct access to the garage. Outside, the private, low-maintenance backyard is designed for easy enjoyment, complete with a firepit, shed, mature landscaping, and an intimate courtyard perfect for summer evenings. Perfectly located just steps from parks, playgrounds, and peaceful pathways, this turnkey home delivers comfort, flexibility, and lasting value, ideal for families, investors, or anyone seeking a stylishly updated bungalow on a quiet, tree-lined street in the well-established community of Cedarbrae.