



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2263171**



**\$724,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Single Garage Detached		
<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	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<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

Step into this beautifully renovated, oversized walkout bungalow, where natural light fills every corner of the open-concept main floor. The spacious, sun-drenched living and dining areas flow seamlessly into a stunning updated and modern white kitchen featuring stainless steel appliances, a generous island perfect for entertaining, and plenty of storage. Whether you're hosting dinner parties or enjoying quiet family mornings, this bright and inviting space makes every moment feel special. The cozy living room offers a charming wood-burning fireplace and a large bay window overlooking the mature front yard, the perfect spot to unwind. Downstairs, the fully finished completely renovated walkout basement is a true bonus, complete with a separate entrance, a large bedroom with double closets and an egress window, a full bathroom, and a welcoming family room with a gas fireplace and built-in wall unit. You'll also find a dedicated laundry room, huge storage area, and direct access to the garage. Outside, the private, low-maintenance backyard is designed for easy enjoyment, featuring a firepit, shed, mature landscaping and private courtyard. Perfectly located just steps from a park, playground and pathways, this turnkey home offers comfort, flexibility, and lasting value, ideal for families, investors, or anyone looking for a beautifully updated home on a quiet tree-lined street in a the well-established community of Cedarbrae.