



GRASSROOTS
REALTY GROUP

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4 Cedarwood Rise SW Calgary, Alberta

MLS # A2263972



\$474,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	762 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: n/a

Welcome to this beautifully updated semi-detached bi-level home, ideally situated across from green space in the highly desirable SW community of Cedarbrae. Boasting over 1,300 sq ft of developed living space, this charming residence offers 3 spacious bedrooms, 1.5 bathrooms, and a thoughtfully designed layout perfect for modern family living. Step inside to discover brand-new vinyl flooring that flows throughout the home, complementing the warm and inviting ambiance. The bright and spacious living room features a cozy wood-burning fireplace, ideal for relaxing evenings. The heart of the home is the stylishly renovated kitchen, complete with sleek white cabinetry, quartz countertops, stainless steel appliances, and a pantry for extra storage. Adjacent to the kitchen, a spacious dining area opens through sliding glass doors to a generous deck, perfect for summer BBQs and outdoor entertaining. Downstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom, offering comfort for the whole family. Enjoy the outdoors in your fenced, private front yard, ideal for hosting or relaxing in the sun. A dedicated parking pad adds to the convenience. Located close to parks, schools, shopping, and public transit, this move-in-ready home offers the perfect balance of location, comfort, and style. Don't miss this opportunity to own a beautifully updated home in one of Calgary's most family-friendly communities. Book your private showing today!