



GRASSROOTS
REALTY GROUP

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27 Cedarwood Lane SW
Calgary, Alberta

MLS # A2265294



\$525,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,463 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Beautifully updated 4 bedroom, 2.5 bath semi-detached home with a finished basement and double attached garage in Cedarbrae. The main level features new vinyl plank and carpet flooring, a bright open layout with cozy fireplace, and a kitchen with stainless steel appliances, ample cabinetry, and breakfast bar. Upstairs you will find three bedrooms including a king-sized primary with walk-in closet and ensuite. The lower level is fully developed with a spacious family room, 4 piece bathroom and fourth bedroom. Enjoy low maintenance living in a welcoming community with easy access to schools, shopping, parks, Costco, and Stoney Trail. Move-in ready and perfect for families or anyone looking for extra space.