



**GRASSROOTS**  
REALTY GROUP

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**3221 Cedarille Drive SW**  
**Calgary, Alberta**

**MLS # A2270669**



**\$599,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	Dishwasher, Dryer, Washer, Electric Stove, Central vacuum and attachments, Refrigerator		

This well-maintained bungalow in Cedarbrae is a standout opportunity for move-up families, renovators, or investors. With 1,281 sq.ft. on the main floor, this home offers space, comfort, and the potential to add value. The layout includes 3 bedrooms and 2 bathrooms on main floor, with a sunken living room featuring a brick fireplace and a dining area with a built-in china cabinet. The kitchen offers plenty of space for a breakfast nook, and the main-floor laundry adds to the everyday convenience. The finished basement expands your options with a fourth bedroom, a full bathroom, large rec room, wet bar, and cold storage. Ideal for guests, extended family, or a future basement suite (subject to city approval). The backyard is a highlight, south facing, backing onto green space and featuring a large concrete patio, a perfect setup for summer evenings or family gatherings. The oversized double detached garage and extended driveway offer plenty of parking and easy yard access. Recent updates include triple-pane windows 2007, a new water tank 2021, and a newer furnace 2014, giving you peace of mind and improved energy efficiency. Located in a quiet, established neighbourhood close to parks, schools, and shopping, this home has been lovingly cared for and is ready for its next chapter. Whether you're moving in, upgrading, or investing.