



GRASSROOTS
REALTY GROUP

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3221 Cedarille Drive SW
Calgary, Alberta

MLS # A2270669



\$589,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,281 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Wet Bar		
Inclusions:	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.