



GRASSROOTS
REALTY GROUP

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**472 Cedarille Crescent SW
Calgary, Alberta**

MLS # A2271532



\$839,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	N/A		

Central SW community of Cedarbrae, with easy access to schools, shopping, endless parks and Stoney trail to downtown. On a quiet street with private park/play area, this full renovated two storey 4 bed & 3.5 bath home offers gorgeous curb appeal with off street parking and attached garage. West facing covered front porch with double driveway, fully fenced backyard with massive partially covered deck, offers visions of growing your veggies, entertaining and room to play! Nothing was left untouched in this modern update with a perfect floorplan for multi-generational. New wide plank flooring, windows, new bathrooms, recessed lightings, entire interior/ exterior/deck fully painted. Front foyer with closet, bright living room with mantel & fireplace, & ready for a TV. Large kitchen with luxury Cafe Series appliances, microwave drawer & double oven stove with pot filler & fridge with internal water/ice. Generous cupboards & drawers, Quartz counters with seating on peninsula. Dining room with access to rear deck for summer grilling. The main floor also features a large office with rear covered deck access, and a 2pc bathroom with new washer/dryer and smart laundry chute from upstairs. Upper level primary bedroom with custom walk in closet, ensuite with smart lavatory, shower & vanity. Downstairs opens to a large recreation room, 4th bedroom with large closet, 3pc bathroom, storage room (or gym) and massive storage within utility room. Huge backyard with full length partially covered back deck, beautifully landscaped with patio and firepit for entertaining. Incredible value and location!