



GRASSROOTS
REALTY GROUP

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20 Cedardale Hill SW
Calgary, Alberta

MLS # A2276881



\$574,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,098 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

A well maintained 4 Level Split Family Home on a quiet street in Cedarbrae, come check out this well layed out detached house with a double attached garage. Main floor boasts VAULTED Ceilings with lots of natural light that floods into the living room adjacent to the kitchen opening to the dining room. Note the NEW Vinyl Flooring here :). Then check out the upper level hosting a 4 piece bathroom, and the 3 bedrooms with the primary bedroom having its own big walk in closet. Note the NEW CARPETS here :). 3rd level basement features a WALKOUT entry to the backyard, a HUGE Family Room with fireplace, a Bedroom, and another 4 piece bathroom, note the LARGE WINDOWS and NEW Vinyl flooring here too :). 4th level basement is unfinished, awaiting your dream designs, providing yet more space and potential to add another bedroom and living room. And lots and lots of storage space in the crawlspace :). Bonus double attached garage, and a long enough driveway to comfortably park longer pick up trucks, and BIG Backyard and Sideyards as well. Check out the pictures, then CALL your favourite realtor FAST to VIEW!!!