

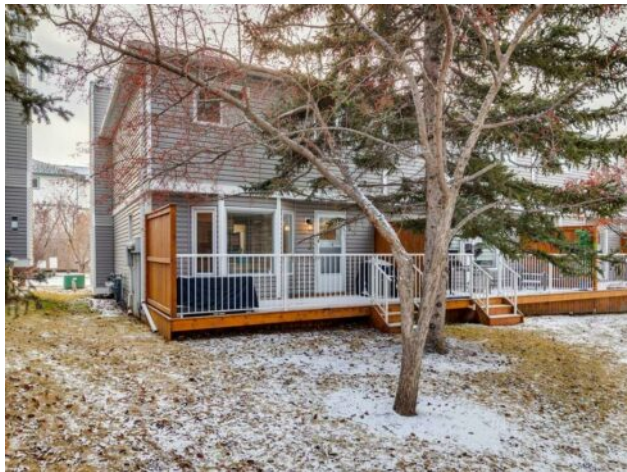


GRASSROOTS
REALTY GROUP

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206 Cedarwood Park SW
Calgary, Alberta

MLS # A2278494



\$389,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Level, Many Trees		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Slate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 370
LLD:	-
Zoning:	M-CG d44
Utilities:	-

Inclusions: n/a

Discover the perfect harmony of nature and urban convenience in this charming end-unit townhome. Situated in an impeccably maintained, pet-friendly complex, this home offers a private deck backing directly onto a lush green space filled with mature trees and quiet walking paths. As soon as you step onto the main floor, you'll be impressed by the cheerful, sun-drenched open floor plan that feels instantly inviting. The expansive living and dining area is anchored by a cozy gas fireplace—perfect for romantic evenings—and features elegant bay windows that enhance the sense of space. The functional kitchen includes its own breakfast nook with a bay window and leads directly to your private back deck 20' X 8' ft/in, where you can enjoy peaceful morning coffee and tranquil views of the green space. With over 1,359 sq. ft. above grade, the upper level is specifically designed for a lifestyle of growth and versatility. You'll find a massive Primary suite and a second spacious bedroom, but the true highlight is the flexible bonus/loft room. Currently used as a bright home office space, it can easily be converted into a formal third bedroom with a closet. The living space extends even further to the lower level and beyond, featuring a fully finished basement with a massive recreation room (21'2x10'10)—ideal for a "man cave" or home theatre—plus a large laundry room with abundant storage. Convenience is truly at your doorstep with an assigned parking stall located right outside your front entrance and plenty of guest parking nearby. This complex is exceptionally well-maintained and professionally managed. Over the last few years, the building exteriors have been completely upgraded, including new siding, shingles, decks, and railings. This extensive work was funded entirely through the

reserve fund, allowing the complex to maintain remarkably low condo fees of \$370. These fees cover all exterior maintenance, snow removal, grounds maintenance and landscaping, and contributions to the reserve fund. Nestled in an exceptional location, this home allows you to enjoy an active lifestyle with South Glenmore Park, bike paths, and off-leash dog parks just minutes away. This community is a commuter's dream: walk to local elementary and junior high schools, access the new Ring Road in seconds, and reach downtown Calgary in just 20 minutes.