



GRASSROOTS
REALTY GROUP

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3406 Cedarille Drive SW
Calgary, Alberta

MLS # A2278961



\$555,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,033 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: N/A

Welcome to this beautifully maintained bi-level home in the heart of Cedarbrae, offering a perfect blend of functionality, comfort, and natural light. Featuring over 1,000 sq ft on the main level plus an additional 600 sq ft of developed living space below, this home is ideal for families, professionals, or downsizers alike. The open concept main floor is anchored by a spacious living room with a cozy gas fireplace, creating a warm and inviting space for everyday living and entertaining. The layout flows seamlessly into the dining area and kitchen, while convenient main floor laundry adds to the home's practicality. Upstairs you'll find two generous bedrooms, while the fully developed basement offers a versatile third bedroom or oversized recreation room, perfect for guests, a home office, or media space. With two full bathrooms, the layout is both comfortable and efficient. Step outside to enjoy the beautiful west facing backyard, ideal for soaking up afternoon and evening sun. An attached single garage provides year round convenience, and the home has been exceptionally well maintained, reflecting pride of ownership throughout. Located on a quiet street in the established community of Cedarbrae, close to schools, parks, shopping, and transit, this home is move in ready and offers outstanding value.