



**212 Cedarbrook Bay SW
Calgary, Alberta**

MLS # A2281430



\$480,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,185 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Paved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	rc-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Welcome to this beautifully maintained and exceptionally well-kept semi-detached two-storey, tucked away on a quiet cul-de-sac in the highly desirable community of Cedarbrae. Pride of ownership is evident throughout — this home is spotless, thoughtfully updated, and completely move-in ready. Step inside to a bright and inviting main floor featuring new vinyl plank flooring and an abundance of natural light. The spacious living room offers a cozy fireplace and generous space for both everyday living and entertaining. The open kitchen is functional and welcoming, showcasing new laminate countertops and backsplash, ample cabinetry, and plenty of prep space. French doors off the dining area lead to a private deck — perfect for summer BBQs and morning coffee. Upstairs you’ll find three generously sized bedrooms, including a charming primary retreat with a vaulted ceiling that adds warmth and character. The fully developed lower level features a large fourth bedroom with oversized windows and a substantial window well, creating a bright and comfortable space. The recreation room offers excellent flexibility for hobbies, a games room, home gym, or future development. Major updates provide added peace of mind: • Roof (2019) • Hot Water Tank (2022) Outside, enjoy a fully fenced yard and tandem parking for two vehicles or space suitable for a small RV. Ideally located near excellent schools, parks, shopping, transit, and off-leash areas, and just minutes from South Glenmore Park, scenic bike paths, and easy access to Stoney Trail, this home offers the perfect balance of comfort, convenience, and long-term value. A truly clean, meticulously cared-for property in a sought-after neighbourhood — ready to welcome its next proud owner.