



**52 Cedarwood Place SW  
Calgary, Alberta**

**MLS # A2289376**



**\$599,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, No Animal Home, No Smoking Home, Recessed Lighting		

**Inclusions:** N/A

OPEN HOUSE SATURDAY 1:00-3:00. Tucked into a quiet cul-de-sac, this beautifully maintained 2+2 bedroom home offers space, comfort, and thoughtful updates throughout. Recent improvements include new vinyl plank flooring, plush carpet, fresh paint, and brand-new stainless steel appliances. The bright main living room features airy 10-foot ceilings and a classic brick wood-burning fireplace, creating a warm and inviting space to gather. Just a few steps up, the sunny dining room opens to a south-facing balcony, while the kitchen offers a convenient breakfast nook and generous counter space. This level includes two bedrooms, including a spacious primary with renovated 3-piece ensuite, plus a beautifully updated 4-piece main bath. The lower level expands your living space with two additional bedrooms and a bright, flexible living area ideal for a family room, home office, or fifth bedroom. Large basement windows throughout bring in exceptional natural light, creating a welcoming extension of the home. Completing the level is a renovated 4-piece bath with a tiled walk-in shower. The laundry and mechanical room is thoughtfully designed with a practical utility sink, while a stand-up crawl space offers abundant seasonal storage. The oversized insulated double garage is wired for 220, and the home is roughed-in for central vacuum. Major mechanical updates include shingles (2015), furnace (2019), and hot water tank (2016). Outside, the treed backyard offers welcome summer shade and a private deck perfect for morning coffee or evening relaxation.