



**40 Cedargrove Way SW
Calgary, Alberta**

MLS # A2292650



\$674,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,651 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Wet Bar		

Inclusions: Shed, Bar Stools (3), Escape Ladder, Shelving Unit in the Garage, Outdoor Storage Box, Patio Furniture, Umbrella Clothes Drying Rack, Wall Unit, Mirrors (2), Garage Remote (1)

*** OPEN HOUSE THIS SAT, MARCH 14TH, 12-3PM*** Welcome to this spacious 4-level split home in the desirable community of Cedarbrae, offering just about 1,000 sq ft on the main floor and a functional layout perfect for families. The beautifully renovated kitchen (2021) features quartz countertops, a large island with breakfast bar, and new stainless steel appliances, creating a bright and modern space for cooking and entertaining. New double doors open to the east-facing balcony, bringing in plenty of natural light. The massive primary bedroom includes a huge closet, while the second bedroom features a built-in computer desk, ideal for working or studying from home. The upper level also offers a newly renovated 3-piece bathroom. The lower level includes a cozy wood-burning fireplace with gas lighter, a wet bar, and large basement bedrooms, providing great additional living space. The laundry room is equipped with a convenient laundry sink, and the furnace room includes a huge crawl space for extra storage and a water softener. Major updates include a high-efficiency furnace (2021) and hot water tank installed in September 2024. Step outside to a private backyard with mature aspens, fruit trees, and a storage shed, creating a peaceful outdoor retreat. Located in the well-established Cedarbrae community, close to parks, schools, and amenities, this home offers comfort, space, and excellent value.