



**224 Cedarbrae Crescent SW
Calgary, Alberta**

MLS # A2295154



\$684,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Shed in Backyard, Hot Tub, Pergola

Welcome to this meticulously maintained and upgraded bungalow tucked away on a quiet crescent in the established SW community of Cedarbrae. Showcasing timeless mid-century modern character alongside thoughtful and fitting upgrades, this home offers a unique blend of style, comfort and functionality. Set on an expansive pie-shaped lot, the eco-landscaped backyard is a true retreat. Garden enthusiasts will love the native fruit trees, berry patches, perennial salad greens and pollinator attracting flowers that bloom from April to October. Among others, you’ll enjoy pear and apple trees, raspberries, strawberries, and saskatoon berries. This is truly a private, low-maintenance and colourful oasis. A pergola and hot tub complete the space, perfect for relaxing or entertaining. Inside, the main floor has been extensively updated while preserving its inviting mid-century feel. The fully renovated kitchen with custom cabinetry, quartz countertops and waterfall island, updated vinyl plank flooring, fresh paint and curated finishes create a bright, cohesive living space. Large triple-pane windows flood the home with natural light while enhancing energy efficiency. This well-designed bungalow offers 4 bedrooms and 2.5 bathrooms, providing flexible options for families, guests and a home office. A separate entrance to the lower level adds potential for a future suite. Additional notable upgrades include newer roofing, enhanced attic insulation and venting, triple-pane windows, updated soffits, fascia and downspouts, plus a freshly painted exterior accented by bold red front and back doors. A detached double heated garage and RV parking provide plenty of room for vehicles, storage and hobbies. Located in one of Calgary’s most established southwest communities, Cedarbrae offers convenient access to major routes including Stoney Trail, parks, pathways, dog

parks and recreation facilities. This mid-century inspired gem stands out for its character and care, move-in ready and waiting for its next chapter. Book your private tour today!