



**110 Cedarwood Hill SW
Calgary, Alberta**

MLS # A2297017



\$489,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,221 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: na

Welcome to this extensively redesigned and renovated home in the desirable community of Cedarbrae. Thoughtfully updated throughout, the main floor has been opened up to create a bright, functional layout ideal for modern living. The fully developed basement includes a kitchenette, offering added flexibility for extended family or additional living space. The custom kitchen is the centerpiece, featuring quartz countertops and backsplash, full-height cabinetry with soft-close drawers and doors, and an upgraded Samsung appliance package. The dining area flows seamlessly off the kitchen, enhanced by a breakfast bar that overlooks the formal dining space, while a custom workstation and dry bar create a stylish transition between the kitchen and living room. Recent upgrades include luxury vinyl plank flooring, upgraded Berber carpet, and fresh paint throughout. Both bathrooms have been fully renovated, and the home features knockdown ceilings (no popcorn) along with a contemporary lighting package complete with pot lights. Additional improvements include custom maple and iron railings, new doors and casings, and updated outlets throughout. Major mechanical updates provide peace of mind, including shingles (2015), furnace (2017), and hot water tank (2019). The attic has been topped up with R30 fiberglass insulation.