



**50 Cedarwood Rise SW
Calgary, Alberta**

MLS # A2297078



\$515,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	880 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Alley Access, Off Street, On Street, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Mirror in living room. Storage cupboards in dining room, Shelves in laundry room

Perfect 4 bedroom home with 1760 sq feet of developed living space tucked away in a family friendly area in Cedarbrae. Steps from the Community Center, schools, playgrounds, sports fields, and shopping. This immaculately kept home has been lovingly maintained by the same owner for 22 years. The bi-level entrance provides plenty of space for guests and family to arrive. The nicely updated kitchen has plenty of counter space with beautiful cabinetry and newer appliances. the large dining space is perfect to host dinner parties and is blessed with vast amounts of natural light. The open concept floorplan on the main level opens up to the large living room and makes the space much larger than it measures. Admire the gleaming hardwood floors on the main level and head down the hallway to the bedrooms. The primary bedroom is huge and filled with so much light from the updated windows. Enjoy a 2 piece ensuite and large walk-in closet. The second bedroom is being used as an office but has plenty of room for kids or guests. The fully finished lower level is complete with another HUGE living room, plus 2 bedrooms(one with ensuite) and a flex space. Large windows grace the lower level with natural light. The large laundry and storage area are icing on the cake on this perfectly set up home. With so much outdoor space, you will enjoy bbq's and morning coffees on the the huge front deck (13x20) and playing with the kids and pets in the grassy rear yard. Double parking pad at the rear provides space to park trailers and toys. Some notable timelines to mention ... as this home has been continued to be updated and cared for. Shingles 2018. Washer/dryer 2-5 years old. New concrete walkway 2015. Fence and deck 2018. Kitchen renovation 2009. Vinyl siding 2009. Windows 2004-2006. Insulation top up 2025....not to mention new carpets, paint and so much

more. All there is to do in move in and enjoy.