



**220 Cedarbrook Bay SW
Calgary, Alberta**

MLS # A2301638



\$475,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,109 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows, Wood Windows		

Inclusions: Garden Shed

OPEN HOUSE SUN APRIL 19th: 12 -3PM. This home checks the boxes! **NO CONDO FEES!** Many upgrades which include many brand new windows, and a brand new stainless steel fridge and stove, dishwasher in 2019, washer in 2021 and dryer in 2020. The roof shingles were new in 2019 and the furnace in 2020. The hot water tank was replaced in 2022. There are upgraded laminate floors, upgraded bathroom vanities and a beautiful new Bathfitter tub & surround in the upstairs bathroom. With LED lights, a fresh coat of paint throughout, and so many updates, this property will provide a safe and secure place to call home for years to come! There are a total of 4 bedrooms with one in the basement plus a recreation room that just needs the ceiling finished. Enjoy the big south facing deck off the new patio doors, and a big pie-shaped backyard with a covered pergola. The garden shed is powered with electricity. Previously, the occupants parked two cars off street behind the back fence, but there is plenty of room to build a garage or plan other off street parking on the lot, plus there is on street parking as well. The living room features a cozy woodburning fireplace and the primary bedroom features a vaulted ceiling and a modern ceiling fan. Located on a quiet cul-de-sac across from a huge park space, you'll appreciate that the community centre, schools, churches, playgrounds, shops, and bus are all within walking distance. Close to South Glenmore Park, Costco, Southcentre and so much more with easy access to the Stoney Trail ring road.