



**4 CEDARBROOK Way SW**  
**Calgary, Alberta**

**MLS # A2301727**



**\$494,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 2 Tv Wall Mount

WELCOME to this CHARMING SEMI-DETACHED BI-LEVEL offering over 2,020 SQ FT of TOTAL DEVELOPED SPACE w/a WALK-UP BASEMENT &mdash; perfectly positioned in the HIGHLY SOUGHT-AFTER COMMUNITY of CEDARBRAE &mdash; an IDEAL OPPORTUNITY for FAMILIES, FIRST-TIME BUYERS, or SAVVY INVESTORS looking for SPACE, FLEXIBILITY + LIFESTYLE VALUE! Step inside to a BRIGHT + WELCOMING FOYER finished in CRISP NEUTRAL TONES w/a CLEAN WHITE RAILING &mdash; setting the tone for a home that feels BOTH INVITING + FUNCTIONAL. Head upstairs where the space OPENS BEAUTIFULLY into a SUN-DRENCHED LIVING ROOM &mdash; highlighted by a LARGE TRIPLE PANE WINDOW + SOARING VAULTED CEILINGS that create an AIRY, EXPANSIVE FEEL you&rsquo;l LOVE coming home to. At the heart of it all &mdash; a STUNNING WOOD-BURNING STONE FIREPLACE anchors the space &mdash; IMAGINE COZY EVENINGS curled up w/a book, hosting FRIENDS, or enjoying QUIET FAMILY MOMENTS in this WARM + INVITING setting. The layout flows seamlessly into the DINING AREA &mdash; perfectly positioned for effortless ENTERTAINING + EVERYDAY LIVING &mdash; whether it&rsquo;s HOLIDAY GATHERINGS, DINNER PARTIES, or CASUAL WEEKDAY MEALS, this space DELIVERS on BOTH STYLE + FUNCTION. The UPDATED KITCHEN is a TRUE STANDOUT &mdash; featuring CRISP WHITE CABINETRY, a MODERN TILED BACKSPLASH, + NEWER SS APPLIANCES &mdash; designed for those who LOVE TO COOK, HOST + CONNECT. Retreat to the SPACIOUS PRIMARY BEDROOM &mdash; your PERSONAL SANCTUARY featuring a WALK-IN CLOSET + a PRIVATE 4 PC ENSUITE &mdash; a SERENE SPACE to UNWIND, RECHARGE +

ESCAPE the day. Two ADDITIONAL GENEROUSLY SIZED BEDROOMS + a FULL 4 PC BATH w/ SOAKER TUB complete the main. Downstairs, the FULLY DEVELOPED BASEMENT opens up ENDLESS POSSIBILITIES &mdash; feat. a LARGE FAMILY ROOM perfect for MOVIE NIGHTS or LOUNGING w/FRIENDS &mdash; PLUS a POTENTIAL 4TH BEDROOM (currently set as storage), a REC ROOM for a GYM, HOBBY ROOM or HOME OFFICE + a CONVENIENT LAUNDRY NOOK tucked just off the main living area. An UNFINISHED 2 PC BATH sits ready for your PERSONAL TOUCH, while the WALK-UP ACCESS adds INCREDIBLE FUNCTIONALITY. Step outside + discover your PRIVATE BACKYARD RETREAT &mdash; complete w/a PATIO for BBQs, a DOG RUN, + DIRECT ACCESS via the WALK-UP BASEMENT &mdash; creating the PERFECT FLOW for SUMMER ENTERTAINING, KIDS AT PLAY, or simply RELAXING in your own OUTDOOR SPACE. Recent updates ELEVATE the value + PEACE OF MIND: COUNTERTOPS + BACKSPLASH (2022), FRIDGE + STOVE + DISHWASHER (2025), NEWER WINDOWS incl/TRIPLE PANE FRONT WINDOW (2025), NO POLY B + NO ALUMINUM WIRING &mdash; a VALUABLE UPGRADE!! The FURNACE has been SERVICED + CLEANED within the last 2 YEARS, NEWER BLINDS UPSTAIRS, NEWER FENCE w/ ADDITIONAL PARKING STALL &mdash; giving you EXTRA FLEXIBILITY + FUNCTIONALITY. Located in the ESTABLISHED + FAMILY-FRIENDLY COMMUNITY of Cedarbrae &mdash; enjoy TREE-LINED STREETS, PARKS, SCHOOLS, + QUICK ACCESS to MAJOR ROUTES, SHOPPING, + EVERYDAY AMENITIES &mdash; a LOCATION that TRULY CONNECTS YOU to EVERYTHING while still offering PEACEFUL SUBURBAN CHARM. BOOK YOUR SHOWING NOW!