



**119 Cedargrove Court SW
Calgary, Alberta**

MLS # A2144523



\$734,999

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,763 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Treen		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Stone Counters, Storage, Vinyl Windows		
Inclusions:	Hot Tub (As-Is), Shed x 2, Central Vac and Attachments (As-Is), Shelving and Furnace in Garage		

Beautiful home backing green space in the fantastic community of Cedarbrae! This home has the perfect location tucked away on a quiet cul-de-sac walking distance to great shopping and schools with easy access out of the city via the newly completed ring road. The new Tsuu T'ina shopping complex is less than 10 minutes away! When you enter this home you will be greeted by soaring ceilings, gleaming hardwood floors. You have large living room, formal dining room, seperate eat in Kitchen with fresh backsplash, stainless steel appliance and a step down into a well sized family room. From the family room you can enjoy your large deck, hot tub, the large yard and views overlooking the green space behind your home. The main floor also has a 2 pc bath, laundry and a great garage space with its own furnace, workbench and epoxy coated floors. Upstairs you will find 2 large secondary bedrooms and a 4 pc bath as well as massive primary retreat with its own balcony, his and her closets and a beautiful 3 pc bathroom. The basement features a large rec room, bar, tons of storage and 1 more bedroom with a large bright window. This is a fantastic opportunity to own a great home in a spectacular location! This home is freshly painted, has air conditioning for those hot summer days around the corner and is ready for its next owner!