



132 CEDARPARK Drive SW
Calgary, Alberta

MLS # A2160717



\$635,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street, Parking Pad, RV Access		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Gentle Sloping		

Heating:	Central, ENERGY STAR Qualified Equipment, Exhaust Fan, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

Inclusions: n/a

FANTASTIC 1210 sf BUNGALOW IN MATURE AREA 50'X100' LOT. Double front Attached Garage (22'X20' outside dims.) QUIET LOCATION 132 CEDARPARK DRIVE SW(should have called CEDARPARK CIRCLE). recent upgraded AIR CONDITIONING, FURNACE, HOT WATER TANK & ELECTRICAL PANAL , high QUALITY TRIPLE GLAZED ARGON FILLED METAL CLAD VINYL WINDOWS & STUCCO exterior resists Hail... enough said. Opened living dining & kitchen area. New kitchen & vinyl plank floors through the main floor & some of the basement Recreation room. 3 piece ensuite, main bathroom features an upgraded jetted tub & shower, vanity & sink. Great 50' wide lot with Lane way access for garbage & recycle pick up (no dragging bins out needed) . basement fully developed with 3rd full shower room, 4 th potential bedroom & an Office c/w built in wall desk. side/rear corner entrance has Great access to basement for....you know...call your agent for details & showing.... open house Thursday evening 4-7:30 pm Aug 29 before Long weekend.