



**GRASSROOTS**  
REALTY GROUP

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**471 Cedarpark Drive SW**  
**Calgary, Alberta**

**MLS # A2200668**



**\$799,999**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** dishwasher, fridge(s), range hood(s), microwave, washer(s), dryer(s)

Welcome to your dream home in the heart of Cedarbrae, where modern luxury meets timeless charm! This beautifully renovated 5-bedroom bungalow offers the perfect blend of comfort, functionality, and endless possibilities — ideal for a growing family or savvy investor. Step inside and be greeted by a bright and inviting living space, where brand-new double-pane windows flood the home with natural light. Every inch of this home has been thoughtfully updated, including new electrical, plumbing, insulation, and a new roof on both the house and detached garage. The heart of the home features a stylish kitchen with sleek finishes, perfect for creating family meals or entertaining friends. With 3 spacious bedrooms on the main level and an additional 2 bedrooms in the basement, there’s plenty of room for everyone. The lower level boasts an illegal suite, complete with its own living space and kitchen — offering fantastic potential for rental income or a private retreat for out-of-town guests. Comfort is key with a new furnace and humidifier, along with a hot water tank, ensuring efficiency and peace of mind for years to come. The exterior has received a stunning facelift, adding to the home’s curb appeal and making it a standout on the block. Nestled in a vibrant and welcoming neighborhood, this home is close to schools, parks, and all the amenities Cedarbrae has to offer. Whether you’re envisioning cozy family nights or hosting summer barbecues in your refreshed outdoor space, this home truly has it all. Don’t miss the chance to make this exceptional property yours — a turn-key opportunity with endless potential!