



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

264 Cedardale Bay SW
Calgary, Alberta

MLS # A2212381



\$749,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Lawn		

Heating:	Electric, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Smart Home, Storage, Vinyl Windows, Wet Bar		

Inclusions: Shoe cabinet, smart flood lights/cameras system, smart doorbells, smart door locks, blinds, curtains rods, TV in the living room, TV in the family room, shelves in the bedrooms, fireplace in the family room, sound bar systems both from the living room and family room.

Fully Renovated 4-Bedroom Bungalow in Cedarbrae, SW Calgary Welcome to this beautifully renovated 4-bedroom, 2 full bathroom bungalow nestled in the sought-after community of Cedarbrae in Southwest Calgary. Updated extensively in 2024/2025, this home is move-in ready with modern upgrades and thoughtful touches throughout. Step inside to discover a bright and functional layout featuring four spacious bedrooms and two full bathrooms, perfect for families or anyone looking for flexible living space. The home boasts a brand new high-efficiency Armstrong furnace, new 50-gallon hot water tank, new water softener, and new humidifier—all installed recently to ensure comfort and energy savings. The bungalow sits on a generously sized lot with new fencing installed around the entire perimeter, offering privacy and security. Enjoy the large, private backyard, ideal for entertaining, gardening, or relaxing with the family. Car enthusiasts and EV owners will love the oversized detached double garage, complete with a NEMA 6-50 plug for Level 2 EV charging. All windows have been replaced, adding to the home's energy efficiency and curb appeal. Location is key—just a 7-minute drive to Costco and Tsuut's Plaza, and within walking distance to a dog park and a playground only a minute away. This is a perfect spot for families, professionals, and retirees alike. With countless upgrades and a prime location, this Cedarbrae gem is a must-see. RC-G lot accommodates Secondary Suites lingual or illegal, and Backyard Suites lingual or illegal, with new and existing residential development