

3416 Cedarille Drive SW
Calgary, Alberta

MLS # A2202490



\$505,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	854 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Storage		

Inclusions: Refrigerator, Dishwasher, Microwave, Stove, Dryer/Washer & Water Softener

Welcome to this inviting bungalow in the sought-after community of Cedarbrae, offering 3 bedrooms, 2 updated bathrooms, a large fenced private backyard, and double detached garage! This home is ideally situated near all level schools, parks/playgrounds, the Cedarbrae Community Centre, quick drive to Southcentre Mall shopping, and major roadways, making it perfect for families and commuters alike. As you enter the home, you have a closet for tucking away outerwear and then step up into the bright and inviting living room, featuring a large east-facing window that fills the space with natural light. The kitchen has a charming feel and is finished with lino slate flooring and well-maintained and updated oak cabinetry. Just off the kitchen, the dining area provides room for a formal table with window to brighten the space. Down the hall, you have the primary master bedroom, an additional second bedroom and a beautifully updated 4piece bathroom with a tub/shower combo. The fully finished basement has been thoughtfully updated with recessed pot lighting and features a large 3rd bedroom, modern 3piece bathroom with a standalone glass shower, and a spacious rec room, perfect for movie nights or entertaining. With a separate side entrance, the basement offers excellent potential to customize to your liking. Outside, enjoy the large fenced backyard, a fantastic space for kids, pets, or summer gatherings, plus the double detached garage which provides ample parking and storage. This home is a charming gem in a great location and won't last long, so come view today!