



## 20 Cedardale Mews Calgary Alberta

\$549,900

FIRST-TIME BUYERS, HANDYMEN, AND INVESTORS! This is a 1.5-storey home MOVE-IN READY and full of possibilities! CORNER fenced LOT--PAVED ALLEY access with lots of room to park and store RV/toys. The house has great potential to put in a SUITE with a side entrance - a secondary suite would be subject to approval and permitting by the city/municipality. Or move in now and start making memories in a great community with established schools and amenities. The bright home has vaulted ceilings and a wood-burning fireplace with a brick face. You find 2 bedrooms and a main bathroom on the main floor, and upstairs is a loft flex space for an office/study, the large primary bedroom, his and her closets, and a 4-piece modern ensuite with quartz countertops. The practical U-shaped kitchen has quartz counters, deep sinks, a pull-down tap, a stainless steel dishwasher, a newer fridge, cabinetry, and storage near the SEPARATE SIDE ENTRANCE. The construction is almost finished for an up/down suite or additional bedroom and family room, with storage downstairs. There is a laundry room and utility area with plumbing for a bathroom. This home has some newer vinyl windows and shingles, quartz countertops, and fresh paint. Large corner yard in an excellent, quiet location on a no-exit cul-de-sac, minutes to Costco and the Tsuut'ina Trail Ring Road, schools, and amenities!! This property is a promising investment opportunity with its potential for a suite and the R-CG zoning. You can also move in and enjoy this wonderful home in the established community of Cedarbrae with easy access to the mountains! (id:6769)

Bonus Room 11.08 Ft x 7.83 Ft  
 Primary Bedroom 13.67 Ft x 10.75 Ft  
 Other 7.92 Ft x 6.33 Ft  
 4pc Bathroom 7.42 Ft x 4.92 Ft  
 Bedroom 11.75 Ft x 17.58 Ft  
 Other 7.42 Ft x 8.42 Ft  
 Family room 10.17 Ft x 20.50 Ft  
 Furnace 7.08 Ft x 5.67 Ft

Laundry room 6.33 Ft x 6.33 Ft  
 Other 4.00 Ft x 11.17 Ft  
 Other 6.50 Ft x 3.33 Ft  
 Living room 14.42 Ft x 12.25 Ft  
 Dining room 7.92 Ft x 10.42 Ft  
 Kitchen 8.50 Ft x 8.75 Ft  
 Bedroom 10.25 Ft x 7.92 Ft  
 4pc Bathroom 11.67 Ft x 7.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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3pc Bathroom 7.50 Ft x 5.25 Ft

Bedroom 11.25 Ft x 9.17 Ft

Storage 3.58 Ft x 6.17 Ft