



71 Cedargrove Place Calgary Alberta

\$650,000

****OPEN HOUSE SATURDAY JULY 6 FROM 11AM-1PM****Welcome to 71 Cedargrove Place SW, an exceptional bungalow boasting over \$150,000k in upgrades, with nearly 1,500 sq ft above grade, and nestled in a quiet cul-de-sac in the heart of Cedarbrae. This spacious, open-concept home features vaulted ceilings and a multitude of upgrades, providing the perfect blend of comfort and modern living. As you step inside, you'll immediately notice the bright and airy atmosphere created by the new Energy Star double pane vinyl windows installed throughout the entire house. The living spaces are complemented by upgraded slate and composite wood flooring, ensuring durability and style, and the custom blinds package adds a touch of elegance and allows for privacy and light control. The kitchen boasts a recent renovation with custom cabinets, providing ample storage and functionality. 3 bedrooms upstairs including the primary suite with a large closet and 3-pc ensuite, and 2 other spacious bedrooms that share another 4-pc bath. Both bathrooms have also been completely refinished, offering a fresh, modern aesthetic. The back of the home provides a cozy family room with wood burning fireplace, and sliding doors out to the back yard. The basement is mostly finished with a large open recreation room to host movies, games, fitness and more, plus plenty of storage space. Comfort is guaranteed year-round with the newly installed high-efficiency furnace, and you'll have peace of mind with the new asphalt shingle roof and Can Excel composite siding, both of which enhance the home's durability and curb appeal. The home's R Factor has been increased with insulation upgrades, ensuring energy efficiency and comfort. Outdoor enthusiasts will appreciate the upgraded deck with a new concrete patio and sidewalks, perfect for entertaining or relaxing in the private, spacious backyard. The mature landscaping a...

Recreational, Games room 21.58 Ft x 34.92 Ft
 Storage 6.75 Ft x 6.92 Ft
 Primary Bedroom 11.75 Ft x 11.75 Ft
 Bedroom 8.50 Ft x 9.75 Ft
 Bedroom 11.75 Ft x 12.17 Ft
 Family room 13.25 Ft x 14.33 Ft

Kitchen 13.42 Ft x 11.42 Ft
 Dining room 8.58 Ft x 11.42 Ft
 Living room 13.33 Ft x 15.75 Ft
 3pc Bathroom 4.92 Ft x 9.17 Ft
 4pc Bathroom 4.92 Ft x 7.92 Ft
 Foyer 5.33 Ft x 10.42 Ft

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

Listing Presented By:



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