



## 11 Cedarwood Rise Calgary Alberta

\$559,888

Welcome to 11 Cedarwood Rise SW, a beautifully renovated duplex with thoughtful updates and excellent upgrades over the past 12 years, including newer exterior siding, eaves, soffits, roof shingles, and all newer vinyl windows (except the kitchen). The main floor boasts a modern and functional design with a spacious living room, a brand-new 2-piece bathroom, and a stunning updated kitchen. The kitchen features a large island with a breakfast bar that seats 2 to 3, making it perfect for casual dining. The open family dining area is ideal for entertaining and hosting large gatherings, with sliding doors that lead to a west-facing deck and a private backyard. Upstairs, you'll find three well-appointed bedrooms, including a primary bedroom with direct access to the updated 4-piece bathroom. The developed lower level provides additional living space with a spacious rec room, utility area, laundry, and ample storage. The fully fenced yard offers lane access with off-street parking for two vehicles, plus space to build a double garage. This home is in a prime location, steps away from the Cedarbrae Community Centre, elementary schools, shops, and restaurants. Nature enthusiasts will appreciate the proximity to the Glenmore Reservoir pathway system, Fish Creek Provincial Park, and nearby off-leash parks. Enjoy the convenience of Tim Hortons, Co-op, the new Costco, and easy access to Stoney Trail. Flexible possession is available—move in and enjoy this turn-key home! (id:6769)

Primary Bedroom 11.81 Ft x 8.86 Ft

Bedroom 10.50 Ft x 7.87 Ft

Bedroom 12.80 Ft x 7.22 Ft

4pc Bathroom 73.00 Ft x 73.92 Ft

Living room 14.44 Ft x 14.76 Ft

Kitchen 12.80 Ft x 7.87 Ft

Dining room 14.11 Ft x 9.84 Ft

2pc Bathroom 4.58 Ft x 4.75 Ft

Listing Presented By:



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Royal LePage Benchmark

**RE/MAX**  
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