



12 Cedarwood Rise Calgary Alberta

\$490,000

Come and have a look at this gem! Located perfectly with easy access to all the areas amenities and major roadways like Anderson Rd & Stoney Trail! This half duplex features 3 bedrooms and plenty of upgrades and renovations! As you enter this home you have a front living room area that has new windows (\$5,000 upgrade) and plenty of room for your furniture! Through to the kitchen you will love the upgraded cabinets (and there are a lot of them!) and plenty of counter space with a breakfast bar area, large pantry, tiled backsplash, tiled flooring, stainless steel appliances and lots of natural sunlight. Beside the kitchen is a dining area with sliding door access to the beautiful bacj yard with a deck, garden area and a detached double garage! The main floor is completed with a half bathroom for your guests. Upstairs there is a full bathroom and 3 good sized bedrooms (all with attached wardrobes that stay with the house) The lower level has a side entrance and an illegal mother in law suite that could be perfect for family or teens to enjoy with appliances and lots of cabinets for storage - there is also a rec room and a 3 piece bathroom for convenience! Other great perks here are that a LOT of the existing furniture and items in the home can be included with the sale, awesome location, oversized double garage, oversized pantry that has a second washer (as well as a complete set downstairs for laundry) and a lot of the newer features include shingles, windows, furnace, porch and sliding door to the yard! This one is a winner and has everything you will need in your new home! Stop by and have a look :) (id:6769)

Furnace 6.92 Ft x 10.58 Ft
 3pc Bathroom 6.83 Ft x 7.17 Ft
 Family room 11.00 Ft x 16.83 Ft
 Kitchen 7.58 Ft x 14.75 Ft
 Kitchen 11.83 Ft x 13.42 Ft
 Dining room 7.75 Ft x 10.75 Ft
 Pantry 7.00 Ft x 3.75 Ft
 Other 3.50 Ft x 3.42 Ft

Living room 11.33 Ft x 15.50 Ft
 Other 5.58 Ft x 5.08 Ft
 2pc Bathroom 2.92 Ft x 6.17 Ft
 Bedroom 10.92 Ft x 11.00 Ft
 Bedroom 7.92 Ft x 10.42 Ft
 4pc Bathroom 7.58 Ft x 4.92 Ft
 Primary Bedroom 15.50 Ft x 10.42 Ft
 Other 3.42 Ft x 4.33 Ft

Listing Presented By:



Originally Listed by:
 Real Broker

RE/MAX

**RE/MAX REAL ESTATE
 (CENTRAL)**

773 Glenmore rd , Calgary, British
 Columbia, V1V 3B9

Phone: (403) 850-6722
 ctimos@telus.net