



## 15 Cedar Springs Gardens Calgary Alberta

\$299,900

Explore a rare opportunity to own this fully updated townhome (top-floor END UNIT) in the family-oriented community of Cedarbrae, featuring 985 sq ft of living space with 2 bedrooms, 1.5 bathrooms, and 1 secure heated underground parking. This home perfectly balances convenience and comfort, situated close to amenities with easy access to shopping and Stoney Trail. Close to all levels of schools [Cedarbrae School (K-6), John Ware School (7-9), and Henry Wise Wood High School (10-12)]. Upon entering, you'll be greeted by an open and inviting layout that connects the living room, kitchen and dining area, which fits a good-sized dining table ideal for meals and entertaining. There is a very good size pantry in the hallway. The cozy living area features a wood-burning fireplace, creating a warm and welcoming atmosphere. This home has two large bedrooms, providing plenty of space for your beds and furniture. The primary bedroom includes a convenient half-bath ensuite, ensuring privacy. while the spacious second bedroom is perfect as an office or guest room. The additional renovated 4pc bathroom adds convenience for family and guests. Enjoy the convenience of in-suite laundry and low condo fees (\$395.5 and water is included), managed by a stable, proactive condo board. The assigned underground parking is heated, enhancing the unit's desirability. Recent renovations: new flooring and subflooring, R22 insulation for all walls, attic insulation (2023), upgraded kitchen appliances (2021), WETT fireplace inspection(2023), new blinds (2022) and more. Recent updates to the complex include new roof shingles and new windows. Only minutes away from extensive bike, hiking and jogging pathways at Fish Creek Park and off-leash dog park! Nature lovers will also enjoy the nearby Glenmore Reservoir with its scenic walking trails and water activities, tennis, boating and more. Minutes fr...

Living room 13.00 Ft x 17.00 Ft

Dining room 8.50 Ft x 8.58 Ft

Kitchen 9.67 Ft x 10.00 Ft

Primary Bedroom 11.00 Ft x 13.00 Ft

Bedroom 10.50 Ft x 11.83 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



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