



3432 Cedarille Drive Calgary Alberta

\$599,900

Charming Home with Income Potential! Located on a beautiful tree-lined street, this well-maintained property offers easy access to major routes like Anderson Road and Stoney Trail, making commuting a breeze. The main floor features a spacious and bright layout with a large living room, separate dining area, 2 bedrooms, a full 4-piece bathroom, and a stylish kitchen complete with granite countertops, stainless steel appliances, and plenty of cabinet space. Both bedrooms are bathed in gorgeous evening light, making golden hour a magical moment to look forward to each night. The illegal suite is thoughtfully designed with its own entrance, and offers a comfortable oversized bedroom, a 3-piece bathroom, kitchen, living room, and additional storage space. This illegal suite is perfect for extended family, guests, or rental income. With the illegal suite being installed prior to March 12, 2018, enjoy the grandfathered cost savings of only needing one furnace for the legalization. Each floor enjoys the convenience of separate laundry, and the west-facing backyard is fully fenced and bathed in afternoon sun. There's also a storage shed and ample parking space available. Notable upgrades include a new furnace, Hardie board siding, shingles, soffits, eavestroughs, and windows -- providing peace of mind and energy efficiency. Enjoy being minutes from Costco, transit, shopping, and all essential amenities. Whether you're an investor or looking for a home with income potential, this property checks all the boxes! (id:6769)

Kitchen 10.00 Ft x 14.00 Ft

Living room 28.00 Ft x 17.75 Ft

Primary Bedroom 12.08 Ft x 15.33 Ft

Storage 8.83 Ft x 3.83 Ft

3pc Bathroom Measurements not available

Kitchen 12.92 Ft x 8.00 Ft

Dining room 6.08 Ft x 9.17 Ft

Living room 14.67 Ft x 14.67 Ft

Primary Bedroom 10.08 Ft x 10.33 Ft

Bedroom 8.58 Ft x 10.33 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX

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