



## 2836 Cedar Ridge Drive Calgary Alberta

\$599,900

Here is your fabulous opportunity to own a 4 bedroom home with great curb appeal, that you can "make your own" in the family friendly beautiful community of Cedarbrae. This home has been well lived in but not abused, has had upgrades over the years, and is ready for a cosmetic makeover. The main floor offers a large living room, a formal dining room that works very well as a home office, an eat in kitchen, and a 2 piece powder room. The upper level features 4 bedrooms and a full bath. The basement has a good sized family room developed, had a great storage room with shelving, and a good sized laundry / mechanical / storage area. The 24' X 24' garage is insulated and heated, with room to park the cars as well as have a workshop area. The rear yard has a fenced area, a large patio with gazebo, and there is plenty of extra parking. Upgrades that have been done include: 2024 - new furnace , garage door opener, 5-10 years - new kitchen appliances , washer and dryer , shingles, water heater, garage heater, and garage overhead doors. Don't miss out on the great opportunity to put your creative energies to use, and end up with a fabulous home you can enjoy for many years in a great neighborhood, (id:6769)

Primary Bedroom 13.42 Ft x 10.42 Ft

Bedroom 11.67 Ft x 10.42 Ft

Bedroom 10.42 Ft x 8.58 Ft

Bedroom 10.33 Ft x 8.25 Ft

4pc Bathroom 7.83 Ft x 6.17 Ft

Family room 22.00 Ft x 12.50 Ft

Furnace 17.00 Ft x 16.00 Ft

Storage 11.08 Ft x 6.25 Ft

Living room 18.25 Ft x 11.50 Ft

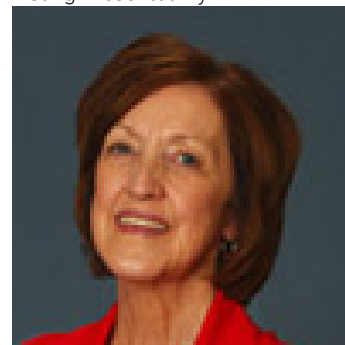
Dining room 11.25 Ft x 9.42 Ft

Other 15.00 Ft x 7.92 Ft

2pc Bathroom 7.00 Ft x 4.67 Ft

Other 9.42 Ft x 3.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Rocky View Real Estate

<http://www.petersrealestate.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca