



# 15 Cedardale Crescent Calgary Alberta

\$620,000

Two generations house, or live upstairs and rent out the BASEMENT SUITE!! Bright, spacious home with two full kitchens, both units with their own laundry setup and separate entrances. Beautifully landscaped low maintenance front and back yard with irrigation system. Easy-care garden with perennials, evergreens, vegetables, raspberry bushes, sour cherry tree. Double car garage, space to park your boat or a small RV with a swing gate to your back yard. The deck in the back yard was built in 2020, the side deck in 2024. Natural gas BBQ, you will never have to buy a propain tank again. Unbelievably large storage space in basement under the living room area. Living room wall also has a secret storage space, lets see if you find it. Lots of upgrades include all new carpets & some other flooring (2020); master bedroom's ensuite with in-floor heating; upstairs kitchen has new Samsung fridge & stove (2020): range hoodfan; new furnice with humidifier and smart thermostat (2023); new central water softener system (2023) plus Reverse Osmosis clean drinking water system; on-demand water heater. Wall inserted AC unit in kitchen/dining room/living room area. Good location, close to amenities, Costco, bike trail, Glenmore Reservoir, Fish Creek Park, school, playground, easy access to the Ring Road. Appliances: 2 fridges, 2 stoves, 2 dishwashers, 2 washer & dryer, 1 microwave hood fan, 1 hood fan, 1 wall inserted AC unit, 1 garage door opener with control. (id:6769)

Family room 16.33 Ft x 13.83 Ft  
Kitchen 9.58 Ft x 9.25 Ft  
Furnace 9.08 Ft x 8.33 Ft  
4pc Bathroom 9.17 Ft x 5.00 Ft  
Bedroom 9.92 Ft x 12.42 Ft  
Storage 13.25 Ft x 18.25 Ft  
Other 5.17 Ft x 6.58 Ft  
Living room 15.42 Ft x 13.42 Ft

Kitchen 14.83 Ft x 10.08 Ft  
Dining room 8.42 Ft x 13.17 Ft  
4pc Bathroom 5.00 Ft x 4.00 Ft  
Bedroom 10.00 Ft x 12.08 Ft  
Other 10.58 Ft x 3.92 Ft  
Primary Bedroom 10.17 Ft x 10.00 Ft  
4pc Bathroom 6.75 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Advantage

<http://eva-austin.c21.ca>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)