



307 Cedarille Crescent Calgary Alberta

\$859,900

Luxury Living in the Heart of Cedarbrae - Experience exceptional quality and timeless design in this fully renovated three-bedroom, three-bathroom bungalow, situated on an oversized lot with a heated, insulated garage. Stand-out features such as a wood-burning brick Fireplace, wide plank Oak Hardwood Floors, a spa-inspired ensuite with Heated Floors and solid-core doors on the main level are just a taste of the features that await as you tour this amazing home. Before you even step inside, you'll be captivated by the expansive front patio framed by mature trees and accent lighting—your private outdoor retreat. Step Inside, & every detail speaks luxury. A large welcoming foyer with tile inlay and generous storage.... And then the heart of every home, the Kitchen! This showstopping chef's kitchen with accent lighting, features waterfall quartz countertops, soft-close custom cabinetry, stainless steel appliances window sink with garburator, a built-in microwave, and a four-person island with pendant lighting. From here, large patio doors lead to a tiered deck with pergola—ideal for indoor-outdoor entertaining. The open-concept layout includes a large dining area with designer lighting and a massive living room with a bay window. The primary suite offers a spa-inspired ensuite with heated tile floors, walk-in rain shower, hand-spray, and private water closet with window. A second bedroom and designer half-bath complete the main level. The fully finished lower level blends modern updates with vintage charm featuring a massive 2-sided brick wood burning fireplace (with raised hearth) Pub style wet bar (with storage) as well as wood-cased beams and wall accents. Also downstairs: a third bedroom, office (non-egress), and oversized laundry/utility room with sink. The landscaped backyard features a two-tier patio with pergola, sunken hot tub, raised garden beds, fire pit, a dog...

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 12.58 Ft x 8.83 Ft

Office 11.58 Ft x 8.75 Ft

Family room 20.17 Ft x 18.00 Ft

Storage 9.75 Ft x 9.33 Ft

Laundry room 23.50 Ft x 13.08 Ft

Dining room 10.50 Ft x 8.92 Ft

Kitchen 18.67 Ft x 11.58 Ft

Primary Bedroom 17.08 Ft x 13.25 Ft

Bedroom 11.25 Ft x 10.42 Ft

3pc Bathroom 10.50 Ft x 8.50 Ft

2pc Bathroom 5.33 Ft x 3.67 Ft

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Originally Listed by:
CIR Realty

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