



3248 Cedarille Drive Calgary Alberta

\$609,900

This charming bungalow lovingly maintained by its original owners exudes warmth and comfort, nestled in the family-friendly community of Cedarbrae. The thoughtful bright layout with a spacious sunken South East facing living room features a brick wood burning fireplace. The bright and well-appointed kitchen offers ample counter space and storage for all your culinary needs. Adjacent to the kitchen is a dining room, perfect for everyday meals and entertaining guests. The primary bedroom provides a serene retreat with double closets and 2-piece ensuite bathroom. Two additional spacious bedrooms and a full bathroom offer versatile options for children, guests, or a home office, ensuring everyone has their own space. A private side entry leads to the large partially finished basement offering a recreation room with a built-in bar area, workshop, cold room, private office, laundry area, and plenty of storage. Step outside from the kitchen patio door to enjoy the stunning backyard that includes a spacious deck overlooking the beautifully landscaped and fully fenced private yard with mature greenery, providing ample space for outdoor activities and relaxation—ideal for a growing family. The side parking pad easily accommodate's 2 vehicles or could be a convenient driveway to a future detached rear garage. Updates over the years include: Torch Roof (2014), Furnace (2006), Windows (2006), Dishwasher (2021), Stove (2014), Refrigerator (2014), Washer & Dryer (2015), Parking Pad (2022). A quick walk to Cedarbrae School (K-6), local parks and playgrounds. Only minutes away from enjoying extensive bike, hiking, jogging pathways at Fish Creek and off-leash dog park! Shopping, transit, and many amenities are minutes away! Easy access to Stoney Trail South, Southland Drive and 14th Street. Truly a desirable home awaiting a new family to create more wonderful memories! (id:6769)

Office 9.25 Ft x 9.58 Ft

Recreational, Games room 25.17 Ft x 20.25 Ft

Workshop 16.58 Ft x 13.50 Ft

2pc Bathroom 7.42 Ft x 4.42 Ft

4pc Bathroom 4.75 Ft x 8.75 Ft

Bedroom 9.50 Ft x 9.67 Ft

Bedroom 13.00 Ft x 8.75 Ft

Dining room 10.42 Ft x 10.50 Ft

Kitchen 13.00 Ft x 12.00 Ft

Living room 17.25 Ft x 14.75 Ft

Primary Bedroom 12.92 Ft x 16.25 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.newbeginningswithlyn da.ca/>



Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca