



# 156 Cedarbrook Way Calgary Alberta

\$725,000

Welcome to this 5 bedroom 3 Bathroom four level split level with Approved Legal Suite with separate entry. Live in and have a tenant supplement your mortgage or investors you can keep the tenants and add a trouble free investment property to your portfolio. Numerous upgrades including; newer windows, independent higher efficiency furnaces for each suite, independent temperature controls for each unit, new hot water tank(2025), electrical panel(2015), newer renovation in main level kitchen with quartz countertops, low maintenance deck and backyard. This home also boasts walk in closets in primary bedrooms, newer renovation in legal suite including kitchen and bathroom, gas fireplace, main floor entrance for each unit, sound reduction insulation and resilient channeling between units, separate laundry for each unit and each has its own mailing address! Stucco exterior and recent upgrades allow for trouble free ownership for years to come. (id:6769)

4pc Bathroom 4.92 Ft x 7.67 Ft

4pc Bathroom 4.92 Ft x 10.17 Ft

Bedroom 10.75 Ft x 8.83 Ft

Bedroom 10.83 Ft x 10.50 Ft

Primary Bedroom 14.08 Ft x 13.08 Ft

Dining room 16.17 Ft x 9.33 Ft

Foyer 5.92 Ft x 5.33 Ft

Kitchen 11.08 Ft x 10.92 Ft

Living room 19.42 Ft x 11.75 Ft

4pc Bathroom 6.83 Ft x 7.83 Ft

Kitchen 7.67 Ft x 15.58 Ft

Laundry room 10.75 Ft x 5.92 Ft

Living room 17.58 Ft x 15.58 Ft

Bedroom 9.83 Ft x 16.83 Ft

Primary Bedroom 14.50 Ft x 10.50 Ft

Furnace 10.25 Ft x 11.50 Ft

Other 3.75 Ft x 3.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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