



## 195 Cedarwood Lane Calgary Alberta

\$450,000

Welcome to this bright and charming home in the desirable Cedarbrae community in SW Calgary! Featuring 3 bedrooms, 2 1/2 bathrooms, and a double tandem garage. this property offers both comfort and convenience. Say goodbye to snow shoveling--it's taken care of by the condo fees!As you enter, you'll find easy access to the double tandem garage, which opens onto a peaceful green space at the rear of the property. The previous owners thoughtfully added a recreation room at the back, adding extra space for your enjoyment, but it can be converted back to its original design as a tandem garage and then you can park two cars inside.Moving up to the main floor, you'll love the spacious living and dining areas--perfect for entertaining or relaxing. The kitchen is a chef's dream, with sleek granite countertops, stainless-steel appliances, and plenty of functional space. This level also features a balcony for outdoor relaxation and a convenient 2-piece powder room.On the third level, you'll find three generously sized bedrooms, including a primary suite with a walk-through closet leading to a private 3-piece ensuite. The laundry room and a full 4-piece bathroom complete this floor, offering great functionality for everyday living.The location is unbeatable, with easy access to Southland Station, transit, schools, parks, Southland Leisure Centre, Glenmore Park, playgrounds, and shopping. Commuting is a breeze with quick access to Anderson Road and Stoney Trail.This home is a perfect blend of style, space, and convenience. Don't miss the opportunity to make it yours! (id:6769)

Living room 10.92 Ft x 13.58 Ft

Dining room 11.00 Ft x 7.58 Ft

Kitchen 17.67 Ft x 13.00 Ft

2pc Bathroom 3.00 Ft x 7.17 Ft

Bedroom 8.50 Ft x 10.58 Ft

Bedroom 8.67 Ft x 9.17 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

3pc Bathroom 7.50 Ft x 6.00 Ft

Primary Bedroom 10.92 Ft x 12.58 Ft

Recreational, Games room 14.42 Ft x 16.92 Ft

Listing Presented By:



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<http://www.gtsantanacalgaryhomes.ca>

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