



# 227 Anderson Grove Calgary Alberta

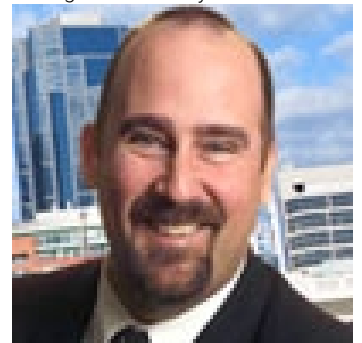
\$399,900

Meet "Cassia" | The 2 bed, 2.5 bath split level townhouse in Cedarbrae's Anderson Grove complex. This well maintained home offers almost 1,700 sq ft of finished living space along with an attached single GARAGE and a spacious deck off the living room. Step inside to a spacious foyer with a large coat closet and direct access to the garage which features built-in shelving and shoe storage. The living room has hardwood floors and benefits from plenty of natural light from the large windows and is a great place to lounge in front of the corner gas FIREPLACE. Access your private DECK through the sliding door off the living room. The kitchen has been updated with stainless steel appliances, tile, and contains an unbelievable amount of cabinets including a full pantry wall. The attached dining room allows you to host friends and family or set it up as a home office. There is also a convenient half bath on this level. Upstairs, you'll find two very spacious bedrooms each with their own updated ENSUITE. The FULLY FINISHED basement includes a large rec area, laundry area with Whirlpool washer and dryer, and spacious storage area under the stairs. Other notable features include Vacuflo system with attachments, outdoor tap for watering by the deck, newer garage opener, Ring doorbell, and RPS Central Photo Catalyst UV system on the furnace which purifies and sanitizes the air. Located in a well established and family-friendly community close to all amenities, transit, and Fish Creek Park and South Glenmore Park. Book your showing today! (id:6769)

Living room 18.17 Ft x 15.58 Ft  
 2pc Bathroom 5.92 Ft x 5.33 Ft  
 Dining room 11.17 Ft x 9.92 Ft  
 Kitchen 11.83 Ft x 11.17 Ft  
 3pc Bathroom 4.92 Ft x 7.17 Ft  
 4pc Bathroom 7.67 Ft x 8.92 Ft

Bedroom 12.83 Ft x 13.00 Ft  
 Primary Bedroom 18.17 Ft x 11.67 Ft  
 Recreational, Games room 18.25 Ft x 14.83 Ft  
 Furnace 5.83 Ft x 4.92 Ft  
 Foyer 6.75 Ft x 11.33 Ft

Listing Presented By:



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