

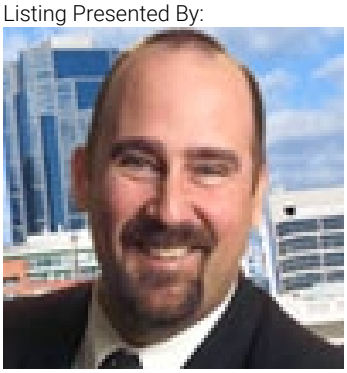
3429 Cedarille Drive Calgary Alberta

$449,900

Prime Investment & Multigenerational Opportunity in Quiet Cedarbrae!Situated on a serene, tree-lined street in Southwest Calgary's established and highly desirable community of Cedarbrae, this versatile bungalow offers the ideal blend of comfortable living, exceptional location, and strong investment potential. Backing onto a quiet neighborhood vibe with mature landscaping, Cedarbrae is renowned for its incredible lifestyle amenities, peaceful surroundings, and outstanding connectedness to the rest of the city.The main level welcomes you with a thoughtful, functional layout designed for effortless daily living. At the heart of the home, you will find a bright living area, a dedicated dining space, and a well-appointed kitchen that makes meal preparation and hosting a breeze. The spacious primary bedroom serves as a quiet retreat, complete with its own private ensuite half-bath for added convenience. An additional main-floor bedroom provides great versatility for family, guests, or a home office setup, all served by a shared full main bathroom. Adding to the ultimate convenience of main-floor living, a dedicated main-floor laundry room eliminates the need to haul baskets up and down stairs.Downstairs, the property features a fully equipped basement illegal suite, providing incredible flexibility as a mortgage helper, an extended family living space, or a full-scale rental opportunity. The basement level is exceptionally well-designed, featuring a second kitchen complete with an inviting breakfast bar that flows seamlessly into a dedicated dining area and cozy living room. Two well-sized basement bedrooms share access to a full bathroom, while a separate office space provides the perfect quiet zone for working from home or studying. Ample storage space is also tucked away in a dedicated storage room, ensuring every footprint of the home is maximized efficiently.Beyon...

4pc Bathroom 5.50 Ft x 9.08 Ft
Bedroom 12.50 Ft x 9.33 Ft
Bedroom 8.58 Ft x 10.17 Ft
Kitchen 11.33 Ft x 10.17 Ft
Living room 11.33 Ft x 10.92 Ft
Office 6.83 Ft x 13.42 Ft
Other 5.67 Ft x 9.33 Ft
2pc Bathroom 6.00 Ft x 5.25 Ft
4pc Bathroom 6.00 Ft x 7.42 Ft
Bedroom 8.75 Ft x 10.25 Ft
Dining room 6.58 Ft x 8.75 Ft
Kitchen 6.25 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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Storage 4.83 Ft x 8.67 Ft

Furnace 5.67 Ft x 6.33 Ft

Furnace 2.92 Ft x 3.08 Ft

Other 6.83 Ft x 3.83 Ft

Laundry room 6.25 Ft x 6.92 Ft

Living room 12.75 Ft x 13.25 Ft

Primary Bedroom 13.00 Ft x 10.17 Ft