



# 40 Cedargrove Way Calgary Alberta

\$674,900

\*\*\* OPEN HOUSE THIS SAT, MARCH 14TH, 12-3PM\*\*\* Welcome to this spacious 4-level split home in the desirable community of Cedabrae, offering just about 1,000 sq ft on the main floor and a functional layout perfect for families. The beautifully renovated kitchen (2021) features quartz countertops, a large island with breakfast bar, and new stainless steel appliances, creating a bright and modern space for cooking and entertaining. New double doors open to the east-facing balcony, bringing in plenty of natural light. The massive primary bedroom includes a huge closet, while the second bedroom features a built-in computer desk, ideal for working or studying from home. The upper level also offers a newly renovated 3-piece bathroom. The lower level includes a cozy wood-burning fireplace with gas lighter, a wet bar, and large basement bedrooms, providing great additional living space. The laundry room is equipped with a convenient laundry sink, and the furnace room includes a huge crawl space for extra storage and a water softener. Major updates include a high-efficiency furnace (2021) and hot water tank installed in September 2024. Step outside to a private backyard with mature aspens, fruit trees, and a storage shed, creating a peaceful outdoor retreat. Located in the well-established Cedabrae community, close to parks, schools, and amenities, this home offers comfort, space, and excellent value. (id:6769)

4pc Bathroom 4.92 Ft x 8.25 Ft  
Bedroom 11.08 Ft x 16.75 Ft  
Bedroom 12.25 Ft x 10.25 Ft  
Furnace 3.67 Ft x 9.58 Ft  
Dining room 11.92 Ft x 6.75 Ft  
Family room 16.83 Ft x 15.92 Ft  
Laundry room 5.00 Ft x 7.33 Ft

Living room 14.50 Ft x 17.83 Ft  
1pc Bathroom 2.67 Ft x 2.25 Ft  
3pc Bathroom 8.17 Ft x 4.92 Ft  
3pc Bathroom 5.08 Ft x 4.92 Ft  
Bedroom 11.50 Ft x 12.50 Ft  
Loft 11.67 Ft x 7.25 Ft  
Primary Bedroom 13.92 Ft x 17.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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