



# 82 Cedardale Crescent Calgary Alberta

\$475,000

Spacious 4-Bedroom 1/2 duplex style Townhome with Bonus Room, Fenced Yard & Recent Upgrades! Nestled on a quiet street in the desirable Cedarbrae neighborhood, this generously-sized 4-bedroom, 2.5-bath townhome offers everything you need for comfortable living. Featuring a single attached garage and a fenced backyard with newly updated decking, this home is ideal for family living and entertaining. As you step inside, you are greeted by a large open foyer that provides convenient access to the laundry room, a 2-piece bathroom, and the garage. The heart of the home is the beautifully updated kitchen, which showcases a charming country chic style with subway tile backsplash, stainless steel appliances, and ample counter space. A sunny nook is perfect for casual dining, while the updated light fixtures add a fresh touch throughout the space. The spacious living room features a cozy wood-burning fireplace and large windows that flood the room with natural light, seamlessly flowing into the formal dining area. This space is ideal for making lasting memories, hosting dinner parties, and entertaining friends and family. Sliding patio doors lead out to the newly-decked back yard, offering easy access to your private, fenced outdoor space -- perfect for enjoying morning coffee, evening cocktails, summer BBQs, or watching the kids play and pets roam. Upstairs, you'll find the private primary suite, which boasts a 3-piece ensuite and a walk-in closet. Two additional bedrooms provide plenty of space for the family, while the versatile bonus room offers options for a home office, additional TV room, or playroom. A 4-piece bathroom and a linen closet complete this floor. The partially finished basement includes an extra bedroom and offers plenty of room for additional storage or even a home gym. This home is further enhanced with recent upgrades, including a new furnace and hot water ...

Living room 14.83 Ft x 13.67 Ft

Dining room 12.17 Ft x 9.92 Ft

Kitchen 16.92 Ft x 8.92 Ft

Primary Bedroom 18.42 Ft x 11.25 Ft

3pc Bathroom 7.92 Ft x 4.50 Ft

Bedroom 12.25 Ft x 12.00 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Bonus Room 14.50 Ft x 8.75 Ft

Bedroom 14.08 Ft x 7.83 Ft

Storage 23.50 Ft x 15.25 Ft

2pc Bathroom 7.75 Ft x 2.50 Ft

Laundry room 7.83 Ft x 5.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 10.08 Ft x 9.42 Ft

Other 9.75 Ft x 6.75 Ft