

**3628 Cedarille Drive SW**  
**Calgary, Alberta**

**MLS # A2258532**



## \$515,000

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Fruit Trees/Shrub(s), Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

**OPEN HOUSE SUN OCT 5TH 1-4PM** Excellent value in this well-maintained 3-bedroom family home, featuring a finished basement, double garage, and sunny south-facing backyard. Ideally located in a welcoming community with schools, parks, pathways, shops, transit, and more—all within walking distance! Inside, you'll find a spacious living room with a flex/dining area, plus a bright kitchen and eating nook overlooking the backyard through an upgraded window (2022). The fridge was replaced in 2020, and the dishwasher in 2022. Off the mudroom/back entry is a nicely appointed 2-piece bath with a granite countertop and inlaid sink. Upstairs offers three bedrooms and a 4-piece bath with a matching vanity to the main floor and an easy-care tub surround. There are 3 bedrooms including a large primary bedroom. You'll love the durable vinyl plank floors and overall excellent condition throughout. Major updates include new roof shingles on the house and garage (2019), a furnace (2013), and a hot water tank (2017). Most windows replaced in 2022 (except sealed panes in living room). Outside, enjoy a cozy deck in the south-facing backyard surrounded by lilacs, raspberry bushes, and a flourishing strawberry patch! The double garage provides space for two vehicles, bikes, and extra storage. Conveniently located in Cedarbrae near schools, shopping, playgrounds, and pathways that connect to South Glenmore Park. Everything is ready for you—just move in and enjoy!