

**40 Cedargrove Way SW**  
**Calgary, Alberta**

**MLS # A2292650**



**\$674,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,651 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Wet Bar		

**Inclusions:** Shed, Bar Stools (3), Escape Ladder, Shelving Unit in the Garage, Outdoor Storage Box, Patio Furniture, Umbrella Clothes Drying Rack, Wall Unit, Mirrors (2), Garage Remote (1)

\*\*\*OPEN HOUSE THIS SATURDAY, MARCH 28TH, 12-2PM.\*\*\*Back on the market. This spacious 4-level split home in the desirable community of Cedarbrae, offering just about 1,000 sq ft on the main floor and a functional layout perfect for families. The beautifully renovated kitchen 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. High efficiency furnace in great condition and the 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.