

85 Cedarwood Hill SW
Calgary, Alberta

MLS # A2313508



\$499,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,373 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: Pergola, Basement Freezer

Welcome to this charming and highly sought after lay out offering comfort, character, and plenty of opportunity to make it your own. Featuring two bedrooms on the main floor, one in the basement, plus a spacious upper-level primary retreat, this home offers a functional layout ideal for families, those working from home, or anyone seeking the convenience of main floor bedroom options with reduced stair use. The bright and spacious living room is centered around a cozy wood-burning fireplace with beautiful tile surround and mantle, creating the perfect gathering space. Beautiful views from the living room vinyl window helping fill the home with natural light, while durable vinyl plank flooring adds modern style to the main floor. The kitchen features timeless white cabinetry and quartz countertops. The main floor also includes a beautifully updated 4-piece bathroom with tile extending to the ceiling in the shower. Upstairs, you’ll find a large primary bedroom, an additional 3-piece bathroom, and a generous bonus room offering endless flexibility for a lounge area, office, playroom, or studio space. The partially finished basement provides excellent potential to create the rec room or basement development of your dreams. A bedroom with closet has already been framed in, and the space also includes a high-efficiency furnace, washer and dryer, and a freezer that will remain with the home. Outside, enjoy the west-facing backyard complete with a stone patio, pergola, and grassy area — perfect for relaxing or entertaining. Vinyl siding adds low-maintenance appeal, and there is room to park two vehicles in the rear. This home combines warmth, updates, and future potential in a great package.