

351 Cedarpark Drive SW Calgary, Alberta

MLS # A2330997



\$628,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Driveway, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Hutch in the dining room, refrigerator and freezer in the basement,

Welcome to this spacious, fully developed bungalow in the established and highly desirable community of Cedarbrae, offering five bedrooms, 2.5 bathrooms, generous indoor and outdoor living spaces, and an oversized detached garage. Situated on an approximately 50' x 100' lot with rear lane access, this well-maintained home features beautifully cared-for gardens, large front and rear decks, and an oversized 25' x 21' detached garage. The expansive front yard, colourful garden beds, and semi-circular driveway create attractive curb appeal while providing ample parking for family and guests. Located on a quiet street in a mature southwest Calgary neighbourhood, the property is conveniently close to schools, shopping, parks, public transit, Southland Leisure Centre, Rockyview General Hospital, and major roadways offering easy access throughout the city. Inside, the main level offers a functional and inviting layout with hardwood, vinyl, and tile flooring. The spacious kitchen features granite countertops, upgraded cabinetry, generous workspace, and several recent appliance upgrades, including a brand-new stove, dishwasher, and washing machine, all replaced in 2026. The main floor includes three bedrooms, including a primary bedroom with its own private two-piece ensuite. A full bathroom serves the additional bedrooms and main living areas. The fully developed lower level adds excellent flexibility with two additional bedrooms, a full bathroom, and a spacious recreation room. This versatile space is ideal for family gatherings, guests, teenagers, hobbies, entertainment, or a home office. The property has benefited from a number of important improvements over the years, including shingles on both the house and garage completed in 2018, updated windows, replacement of original plumbing lines, and

recent appliance upgrades. The furnace was installed in 2012, and the hot water tank dates from 2011. A former separate exterior entrance was sealed by a previous owner and may offer potential to be reopened in the future, subject to buyer verification and all required municipal permits and approvals. Outside, enjoy the large front and rear decks, mature landscaping, and beautifully maintained garden spaces. The oversized detached garage offers excellent room for parking, storage, tools, recreational equipment, or hobby use. With five bedrooms, 2.5 bathrooms, excellent parking, an oversized garage, generous living spaces, mature landscaping, and numerous thoughtful improvements, this Cedarbrae bungalow presents an excellent opportunity for buyers seeking space, functionality, convenience, and value in a mature southwest Calgary community.