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75 Cedarwood Lane SW
Calgary, Alberta

MLS # A2352130

$480,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,456 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 395
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

A rare opportunity in this desirable bare land condominium complex! This special half-duplex with over 2100 sq ft of living space stands out with an exceptionally large lot—nearly twice the size of other units in the complex. As a bare land condo, you own the land! Enjoy added privacy and peace of mind in this quiet end-corner unit with no through traffic. The location is hard to beat, with convenient access to Stoney Trail, Glenmore Landing Shopping Centre, Fish Creek Provincial Park, and Glenmore Park. St. Cyril Elementary is just one block away, with Cedarbrae School a 2-minute drive, John Ware Junior High approximately 4 minutes away, and Costco just 5 minutes away. Inside, you'll find a well-maintained home featuring a modern, open-concept layout, three spacious bedrooms, upgraded flooring and lighting, and a fresh new backsplash. Additional updates include a newer stove and newer washer and dryer. The attached double garage adds everyday convenience, while the private backyard features mature privacy trees and backs onto a lane. With reasonable condo fees of just $400 per month and low property taxes, this home offers an appealing combination of space, privacy, value, and convenience. Don't miss this rare opportunity to own a standout property in a fantastic location!

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