

12 Cedargrove Road SW
Calgary, Alberta

MLS # A2353438

\$649,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this extensively upgraded bungalow in the desirable and family-friendly community of Cedarbrae! The main level features a bright open-concept layout with a skylight, luxury vinyl plank flooring, upgraded lightings with pot lights, and contemporary zebra window coverings. The spacious kitchen is enhanced by upgraded quartz countertops, while the living room showcases an upgraded electric fireplace with a striking tiled feature wall, creating a warm and inviting focal point. The three main-level bedrooms and two full baths provide comfortable accommodation for a growing family. The developed illegal suite basement offers 2 bedrooms, a good-sized den, a large living room, and additional flexible living space. With its separate entrance and generous layout, the basement provides excellent potential for extended family, guests, or rental income. Enjoy an exceptionally convenient location close to schools, parks, shopping, public transit, and major roadways. Families will appreciate the proximity to local schools, including Cedarbrae School and St. Cyril School. Outdoor enthusiasts will love being close to Glenmore Lake, Glenmore Reservoir, Heritage Park, and Fish Creek Provincial Park, while easy access to Southland Drive, Macleod Trail and Stoney Trail makes commuting throughout Calgary a breeze. Please make a call for your private showing today before it's gone.