

**472 Cedarille Crescent SW**  
**Calgary, Alberta**

**MLS # A2250015**



**\$859,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Cedarbrae                        |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,746 sq.ft.                     | <b>Age:</b>   | 1986 (39 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn      |               |                   |

|                    |                                                                                                                                                             |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas                                                                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Metal Siding , Wood Frame                                                                                                                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bidet, Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | none                                                                                                                                                        |                   |      |

Welcome to this stunning fully renovated two storey gem in the fantastic SW neighbourhood Cedarbrae! Easy access to schools, shopping, parks and Stoney trail. On a quiet street with playground this 4 bedroom 3.5 bathroom home offers gorgeous curb appeal with a west facing covered front porch and attached garage. New LVP wide plank flooring, newer windows, fully painted and updated. Front foyer with closet, bright living room with fireplace. Large U shaped kitchen boasts new white Cafe Series appliances, microwave drawer and double oven stove with pot filler. Quartz counters with seating on peninsula. Large cupboard pantry and lovely window views to the backyard. Dining room with access to rear deck for summer grilling. The main floor also features an office with rear deck access, a 3pc bathroom / laundry with new washer & dryer and smart laundry chute from the upper level. The upper level offers 2 large bedrooms serviced by 5 pc bathroom. The primary bedroom with walk in closet, ensuite - bidet toilet, shower and vanity with storage. Downstairs opens to a large recreation room, 4th bedroom with large closet, 3pce bathroom, storage room (or gym) and massive storage within utility room. Huge backyard with full length partially covered back deck, beautifully landscaped with patio and firepit for entertaining. This move in ready 4 bedroom is perfect for families needing more space to grow!