

224 CEDARBRAE Crescent SW  
Calgary, Alberta

MLS # A2260385



\$764,900

|             |                                                                                             |            |                   |
|-------------|---------------------------------------------------------------------------------------------|------------|-------------------|
| Division:   | Cedarbrae                                                                                   |            |                   |
| Type:       | Residential/House                                                                           |            |                   |
| Style:      | Bungalow                                                                                    |            |                   |
| Size:       | 1,148 sq.ft.                                                                                | Age:       | 1973 (52 yrs old) |
| Beds:       | 4                                                                                           | Baths:     | 2 full / 1 half   |
| Garage:     | Alley Access, Double Garage Detached, Heated Garage                                         |            |                   |
| Lot Size:   | 0.14 Acre                                                                                   |            |                   |
| Lot Feat:   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaping             |            |                   |
| Heating:    | Mid Efficiency                                                                              | Water:     | -                 |
| Floors:     | Carpet, Hardwood, Vinyl                                                                     | Sewer:     | -                 |
| Roof:       | Asphalt Shingle                                                                             | Condo Fee: | -                 |
| Basement:   | Finished, Full                                                                              | LLD:       | -                 |
| Exterior:   | Mixed                                                                                       | Zoning:    | R-CG              |
| Foundation: | Poured Concrete                                                                             | Utilities: | -                 |
| Features:   | Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows |            |                   |
| Inclusions: | NONE                                                                                        |            |                   |

OPEN HOUSE, SATURDAY SEPTEMBER 27, 2-4PM \*\*\*\*. Welcome to 224 Cedarbrae Crescent S.W.--a beautifully renovated family home tucked away on a quiet, desirable crescent. Offering nearly 2,200 sq. ft. of developed living space, this 4-bedroom home features a double heated garage (23.5 x 23.5) and numerous updates throughout. Inside, you’ll find a stunning new kitchen with quartz countertops, stainless steel appliances, and an open-concept design that flows seamlessly into the dining and living areas. The spacious living room is anchored by a cozy gas fireplace, while new windows flood the home with natural light. Hardwood and vinyl flooring add warmth and durability across the main level. The main floor offers three bedrooms, including the master suite with a 2-piece ensuite. Step outside to a professionally designed food forest, where you’ll be dazzled by the incredible gardens and the expansive yard. Enjoy a variety of fruit trees and bushes—pears, strawberries, grapes, and more--creating your own outdoor sanctuary. Notice there's a dedicated spot to park your RV. The lower level, with a separate entrance and an APPROVED DEVELOPMENT PERMIT for a basement suite, expands the home’s potential. It features a large family room, spacious bedroom, full bathroom, and ample storage. All of this is within walking distance to schools, parks, and transit. Move in & enjoy this one of a kind home and garden retreat!