



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 Cedarille Green SW
Calgary, Alberta

MLS # A2254312



\$859,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,912 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

OPEN HOUSE PARADE!! Saturday Sept 13, 1-3 pm!! Join us in Cedarbrae as we welcome you to browse all the current listings in the community, one weekend only! Welcome to this fully renovated 4-bedroom family home, beautifully transformed from top to bottom with a focus on style, comfort, and function. Major upgrades include new windows, insulation, a high-efficiency furnace, hot water on demand, and a stunning new kitchen that will impress any home chef. Featuring sleek cabinetry, stainless steel appliances, and a large island with seating, this kitchen is as practical as it is beautiful. Open to the vaulted living and dining area, it's the perfect hub for both everyday family meals and entertaining guests. Upstairs, the primary suite is a spacious retreat complete with a spa-like ensuite, offering the perfect place to relax and recharge. With three additional generously sized bedrooms, there's plenty of room for kids, guests, or a home office—making this home ideal for families of all ages. The fully developed lower level extends the living space with a cozy family room centered around a fireplace, perfect for curling up on cool evenings. A built-in bar adds a fun touch, making this level ideal for hosting movie nights, game days, or casual get-togethers with friends. Outside, the sunny south-facing backyard offers space to garden, play, or host summer BBQs. Set in a welcoming, family-friendly community, this home is truly move-in ready and designed to grow with you for years to come.