



GRASSROOTS

REALTY GROUP

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**4 Cedargrove Way SW
Calgary, Alberta**

MLS # A2299441



\$674,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,594 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating: Standard, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: French Door

Inclusions: window coverings, 4 outdoor cameras, raised garden beds

This beautiful 1594 sq ft two storey home has been lovingly maintained and offers so much for your family. From the moment you step past the red front doors you will be impressed with the stunning hardwood and tile floors. The huge front room showcases a stone woodburning fireplace and is flooded with light from the west and south windows. The dining room is an excellent flex space whether used for formal dining or as an exercise, play room or office. The kitchen features stainless steel appliances and the dishwasher is brand new. The window over the sink is also upgraded. The bay window offers additional space and lots of cheerful light each morning. A main floor laundry and powder room are just off the attached garage entrance. Upstairs there are three very spacious bedrooms and an upgraded 4 piece bath. The primary bedroom features double French doors and a private balcony overlooking the city and morning sunrises. The window is also upgraded and there are his and her closets. The basement is fully finished with a family room, two additional bedrooms and a 3 piece bath. The roof shingles were replaced in 2016, while the furnace is just 4-5 years old. There is a newer hot water tank and a new humidifier. The spacious double attached garage is 22 x 22 to keep your cars protected and there is room for two more vehicles on the paved double driveway. Access to the yard is through the garage. The backyard is a serenity retreat with a great deck and trees, shrubs and perennials within a beautifully fenced yard. Enjoy a raised vegetable planter for growing your own greens throughout the summer. Located on a quiet street in popular Cedarbrae, this home is close to schools, parks, churches, shopping, bus and easy access to Stoney Trail, Costco and more!