



GRASSROOTS
REALTY GROUP

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**24 Cedardale Rise SW
Calgary, Alberta**

MLS # A2319575



\$607,500

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,149 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Garage Door Opener, Garage Faces Rear, Off Street, On Str		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Storage Shed.		

From the moment you walk into this gorgeous home you will be impressed! The owners have done such an amazing job renovating to make it one of the nicest in Cedarbrae. As soon as you enter you will be greeted by a the living room with HIGH CEILINGS above, an amazing brick, wood burning fireplace with log lighter & custom mantle! There's also brand new hardwood style, vinyl plank flooring that continues through most of the main floor! And that's just the beginning! If you have been looking for your forever property where the KITCHEN IS THE STAR OF THE SHOW you will not be disappointed! Literally, the stunning kitchen has just been finished and has an abundance of white cabinets, drawers, quartz cabinets, new tap, sink, door hardware, designer backsplash along with a brand new dishwasher and microwave hood fan! An amazing spot to entertain family and friends with an eating bar and plenty of room for a dining table! In addition, almost all the light fixtures have been replaced on the main floor, new blinds have been added in the kitchen, living and dining rooms, electrical outlets and switches have been changed out throughout the main floor and also in half of the basement! Other highlights include the spacious Primary bedroom with a recently renovated 3 pce. ensuite, the main floor ceilings were painted in the last three months, the walls as needed in the last four years, a majority of the basement carpet was replaced two years ago, vinyl windows were added in about 2014, the furnace was replaced in 2014 with a high efficiency model, the hot water tank in 2018, the garage electrical panel was added about seven years ago and there's also Central air conditioning! Outside you will love the Pie shaped yard with an amazing back space to hang out in. In addition there's a front balcony that greets for a cold drink on a summers afternoon, the side

deck is set up perfectly for evening barbecues and there's plenty of future garden space! Plus enjoy the oversized single garage and a space for R.V. parking! This home definitely ticks all the boxes! [CLICK ON THE MULTI MEDIA ICON FOR A VIRTUAL TOUR!](#)