



GRASSROOTS

REALTY GROUP

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**112 Cedargrove Way SW
Calgary, Alberta**

MLS # A2320282



\$629,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this well-maintained Bi-level home in the established community of Cedarbrae! Offering over 2,000 sq. ft. of developed living space, this versatile property features 5 bedrooms, 3 full bathrooms, and an attached single garage. The bright main level features VAULTED ceilings, a SKYLIGHT, and a flexible front room that can be used as a home office, workshop, hobby room, or additional living space. A spacious and sun-filled living room provides a comfortable place to relax and gather with family and friends. The kitchen offers GRANITE countertops, a CENTRAL island, and plenty of cabinet space. Patio doors lead directly to a covered deck overlooking the fully fenced backyard — a great space for gardening, entertaining, or simply relaxing outdoors. The main floor also includes three good-sized bedrooms, including a primary bedroom with its own private 3-piece ensuite, as well as a convenient main-floor laundry area. The FULLY developed basement unit offers space for extended family living. It features two additional TWO BEDROOMS, a FULL bathroom, a kitchen, a large living area, a cozy wood-burning fireplace, and a SEPARATE laundry area, providing plenty of flexibility for a variety of living arrangements. Recent updates include basement development (2018), hot water tank (2021), siding (2021), garage door (2021), and shingles (2021), giving buyers added peace of mind. Conveniently located close to schools, parks, shopping, transit, and major routes, this home offers space, flexibility, and great value in a desirable family-friendly community. Whether you're looking for room for a growing family or multi-generational living, this property offers a fantastic opportunity in a sought-after location. Book your private showing today! Bring offers!