



GRASSROOTS
REALTY GROUP

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75 Cedardale Crescent SW
Calgary, Alberta

MLS # A2322224



\$475,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,197 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Parquet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Track Lighting		

Inclusions: Fridge in basement, TV and TV mount living room and kitchen, Wall mirror living room and master bedroom, Wall unit in basement, kitchen tables,

Move-in ready 3-bedroom home with a finished basement, and double detached garage in the highly desirable community of Cedarbrae!! Welcome to this well-maintained home, offering nearly 1,700 sq. ft. of comfortable living space. Lovingly cared for over the years, this home features numerous updates, including roof and siding (2018), high-efficiency furnace (2011), 48-gallon hot water tank (2011), updated windows (2008, with front windows replaced in 2013), and a Bosch dishwasher (2021). As you enter, you are greeted by a spacious family room featuring a wood-burning fireplace, perfect for the cold winter months. Beautiful parquet flooring runs throughout the main and upper levels, adding warmth and character to the home, while the basement is finished with comfortable carpeting. The bright kitchen has been freshly repainted and offers plenty of cabinet and counter space, along with large windows that fill the room with natural light. The adjoining nook area provides access through the French door style patio doors to the west-facing backyard, complete with a nice wooden deck (16'11"x 14'2") and easy access to the Double Detached Garage (21'6"x 19'10"). A convenient half bath and large pantry complete the main level. Upstairs, you'll find 3 generously sized bedrooms, including a spacious primary room with a walk-in closet and private 2-piece en-suite. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The basement offers a large recreation room that can be used for entertaining, a home office, gym, or play area, along with a laundry room and ample storage space. Located in a desirable community close to schools, parks, shopping, and amenities, Easy access to public transportation, Anderson and Stoney Trail. This move-in-ready home offers comfort, space, and pride of ownership throughout. Come see it for yourself!

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