



GRASSROOTS
REALTY GROUP

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91 Cedarwood Hill SW
Calgary, Alberta

MLS # A2323249



\$485,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,380 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	Drinking Water
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this upgraded half duplex situated on a quiet street in Cedarbrae. The front yard is beautifully landscaped and fenced. Enter the home and enjoy a beautifully upgraded kitchen with stunning cabinets and lots of storage space, stainless steel appliances and a granite countertop. The flooring is vinyl planks that run through the kitchen living room dining room. The main bathroom on the main floor has been totally renovated. New cabinets with a quartz countertop and all new fixtures including lighting. The shower walls are finished with exquisite tiles. The main floor master bedroom has a walk-in closet with shelving units for lots of extra space. The carpets are brand new as well as the baseboards. Upstairs there are two bedrooms with new carpeting a new baseboards. The main bathroom upstairs is totally renovated with all new fixtures and cabinets. Basement has 2 rooms better unfinished. The laundry room is downstairs with the washer and dryer included. The backyard has a concrete pad for future development of a garage or for easy parking. The large shed will be staying. Just minutes away from access to Stoney trail to get to Costco or to head out to the mountains. Call your realtor for private viewing.