



GRASSROOTS
REALTY GROUP

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351 Cedarpark Drive SW
Calgary, Alberta

MLS # A2330997



\$648,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Driveway, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Hutch in the dining room, refrigerator and freezer in the basement,

OPEN HOUSE: Saturday, July 25, from 1:30 p.m. to 3:30 p.m.

Welcome to this spacious bungalow in the established community of Cedarbrae, situated on an approximately 50' x 100' lot with rear lane access and an oversized detached garage. The home features a generous kitchen with granite countertops, upgraded cabinetry, and ample workspace. Hardwood and tile flooring extend throughout the main level, while the basement is finished with laminate and carpet. The main floor offers three bedrooms, including a primary bedroom with a convenient two-piece ensuite, plus a full bathroom serving the two additional bedrooms. The developed basement provides valuable extra living space with two more bedrooms, a full bathroom, and a large recreation room—ideal for a growing family, guests, entertainment, or a home office. Large front and rear decks offer excellent spaces for relaxing and entertaining. The owners have devoted considerable care to the front and back gardens, which come alive with beautiful flowers throughout the summer. Most of the original windows were replaced by a previous owner who was a professional window installer and remain in very good condition. The original furnace has also been replaced, with the current furnace being approximately 10 years old. The home previously had a separate exterior entrance that was sealed by a former owner. It may be possible to reopen the entrance to enhance the basement's future flexibility or income potential, subject to buyer verification and all required permits and municipal approvals. With five bedrooms, 2.5 bathrooms, generous indoor and outdoor living areas, established gardens, rear lane access, and an approximately 25' x 21' detached garage, this property offers excellent space,

functionality, and long-term potential in a convenient southwest Calgary location.