



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

199 Cedarwood Lane SW
Calgary, Alberta

MLS # A2332012



\$449,888

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		
Inclusions:	N/A		

Charm meets convenience in this delightful Townhouse. Step into a world of warmth and comfort as you enter the open-concept living space, perfect for creating lasting memories with your family and loved ones. Enjoy an exceptional indoor and outdoor life in a home that every detail reflects a cozy warm home atmosphere, whereas, simplicity is enhanced by a balance of function, space and light. Welcome to your family dream home in the desired community of Cedarbrae, perfectly located near all amenities, schools, Buffalo Run shopping Centre, and C-Train. This home is very lovingly maintained and cared by the owner. Further, this home fully developed, offers over 1570 Square feet of developed living space: Main floor features, huge living room with beautiful L-shape kitchen and dining room that is spacious for your family entertaining needs. The second-floor features three spacious bedrooms, open hall way, and the primary bedroom walk-in closet and En-Suite bathroom. This home offers a perfect blend of style, comfort, and peace to build your family memory. Don't miss out this beautiful modern living at its finest, come check it out. Your dream home awaits!