



GRASSROOTS
REALTY GROUP

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243 Cedarpark Green SW
Calgary, Alberta

MLS # A2341947



\$649,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,338 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Gentle Sloping, Interior L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	N/A		

A true rare find in the heart of Cedarbrae. This meticulously maintained bungalow was loved and lived in by just one family. Renovated and updated in the 90s, cherished and maintained throughout the years. Located on a whisper quiet circle with views of the charming central green space and playground. Beautiful curb appeal with professional and mature landscaping, a private courtyard enjoys sun for most the day, there is also and glass enclosed deck in the rear yard. Pristine oak hardwood flooring throughout the main floor common areas. Striking fireplace with raised hearth, mantle and brick feature wall. There are 3 bedrooms on the main floor and 2 full 4 piece bathrooms. The primary bedroom enjoys views of the green space and has a 4 piece ensuite with large closet. There is a private side entrance to the fully finished basement, where there is an extra bedroom(window does not meet egress), den, and enormous storage room, along with a 3 piece bathroom, and spacious recreation room. The south facing backyard has a perfectly placed vegetable garden, shed, and detached double 22x24 garage. The rear fence opens up to allow parking for additional parking. The roof has been replaced in the previous decade, along with the hot water tank, along with some windows.