



GRASSROOTS
REALTY GROUP

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50 Cedargrove Lane SW
Calgary, Alberta

MLS # A2344462



\$550,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,733 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 458
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s)		
Inclusions:	Garage Shelf Included		

Your new home is waiting for you in the amenities rich and well-established neighbourhood of Cedarbrae. This fully finished two story will not disappoint with room for the whole family to be comfortable. The main floor offers a large living room with a beautiful 3-sided fireplace, you can enjoy it from both the living room and kitchen/dining areas. There is a fully appointed kitchen that the chef in the family will love, with vaulted ceilings and beautiful skylight, you will appreciate all the natural light. There is a dining area located in the kitchen making family gatherings a delight. The main floor also offers a massive den, perfect for an additional main floor bedroom, for your convenience you will also find a 2-piece bathroom on this level. Head upstairs to find your own private oasis; this level offers the primary bedroom fit for a King or Queen, complete with a 5-piece spa inspired ensuite and a walk in closet that will fit all your clothes. Downstairs is fully finished with a massive family room, two additional bedrooms and a 4-piece bath with a steam shower. On the main floor you will find a large patio just off the kitchen, perfect for year-round BBQs, and backing onto a green space. This home shows pride of ownership and recent upgrades include Air conditioning 2021, carpet 2024, hw furnace April 2026 and a carbon filtration system in August 2026. With a prime location, this home is move in ready and waiting for you!