



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52 Cedargrove Road SW
Calgary, Alberta

MLS # A2351421

\$599,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: Shed.

OPEN HOUSE SUNDAY OCTOBER 11: 12:30 to 3:00 P.M. : BEAUTIFULLY tastefully RENOVATED home.LOTS of White kitchen cabinets accented with STAINLESS STEEL APPLIANCES,pantry, and separate eating nook.Big dining room with double access doors to HUGE Private deck .Living room with Brick Faced feature fireplace . Main Floor Powder room with Granite Counter Top. Master bedroom with LARGE Walk-in closet with lots of built-in drawers and shelves (very Nice).ELEGANT Full En-suite bathroom with HUGE floor to ceiling TILE surround shower with bench,Quartz Counter top. TWO other generous sized bedrooms with sliding mirrored closet doors . Updated main 4 Pce. bathroom with floor to ceiling TILE Tub surround,Quartz Counter top,under mount sink. .Fully DEVELOPED BASEMENT with Family room ,den,bathroom,and laundry room. Updated FURNACE & Hot water tank.FULLY updated Fenced back yard with gate to PAVED REAR LANE . CLEAN INTERIOR FINISHED Attached garage with long concrete parking pad in front. This home has been updated inside and out and shows very well. FIVE Minute drive to COSTO (LOWEST PRICE GAS in CALGARY) and access to RING ROAD FREEWAY.