

**264 Cedardale Bay SW**  
**Calgary, Alberta**

**MLS # A2215668**



**\$699,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** Shoe cabinet, smart flood lights/cameras system, smart doorbells, smart door locks, blinds, curtains rods, TV in the living room, TV in the family room, shelves in the bedrooms, fireplace in the family room, sound bar systems both from the living room and family room

Fully renovated 4-bedroom, 2-bathroom bungalow located in the highly desirable community of Cedarbrae in Southwest Calgary. This home has been thoughtfully updated from top to bottom in 2024/2025 and is truly move-in ready. Step inside to find a bright, functional layout with brand-new luxury vinyl flooring throughout, modern LED lighting, all-new DOORS and all-new WINDOWS. The living and dining areas flow seamlessly into the updated kitchen, featuring NEWER stainless steel APPLIANCES. The lower level offers a fantastic setup for multi-generational living. It includes: A large primary/master bedroom with a new triple-pane egress window, A beautifully renovated bathroom with double vanity, spacious shower, and a NEWER LAUNDRY, a cozy family room with a wet bar, a new electrical fireplace and sound bar system, an additional flexible space ideal for a home office or gym. Exterior (2nd) entrance providing separation from the main living space if desired. Additional upgrades include a brand new high-efficiency Armstrong furnace (2024), a new 50-gallon hot WATER TANK (2022), a new water softener (2024), and a new humidifier (2024), providing year-round comfort and peace of mind. Smart home features have been integrated, including smart locks, security cameras, and a new smart garage door opening motor (2025) in the oversized double detached. The oversized double garage is perfect for car enthusiasts or hobbyists and features a newer garage door, smart opener, and a NEMA 6-50 plug for Level 2 EV charging. The home sits on a generously sized lot with NEW FENCING installed around the entire perimeter, offering privacy and a safe space for kids and pets. Outside, enjoy a large, private backyard—ideal for summer barbecues, gardening, or relaxing. The location is unbeatable: just a short 7-minute drive to Costco

and Tsuut's Plaza, and walking distance to parks, playgrounds, and a dog park only a minute away.