

195 Cedarwood Lane SW
Calgary, Alberta

MLS # A2179775



\$450,000

Division:	Cedarbrae		
Type:	Residential/Other		
Style:	3 Storey		
Size:	1,596 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright and charming home in the desirable Cedarbrae community in SW Calgary! Featuring 3 bedrooms, 2 1/2 bathrooms, and a double tandem garage. this property offers both comfort and convenience. Say goodbye to snow shoveling—it's taken care of by the condo fees! As you enter, you'll find easy access to the double tandem garage, which opens onto a peaceful green space at the rear of the property. The previous owners thoughtfully added a recreation room at the back, adding extra space for your enjoyment, but it can be converted back to its original design as a tandem garage and then you can park two cars inside. Moving up to the main floor, you'll love the spacious living and dining areas—perfect for entertaining or relaxing. The kitchen is a chef's dream, with sleek granite countertops, stainless-steel appliances, and plenty of functional space. This level also features a balcony for outdoor relaxation and a convenient 2-piece powder room. On the third level, you'll find three generously sized bedrooms, including a primary suite with a walk-through closet leading to a private 3-piece ensuite. The laundry room and a full 4-piece bathroom complete this floor, offering great functionality for everyday living. The location is unbeatable, with easy access to Southland Station, transit, schools, parks, Southland Leisure Centre, Glenmore Park, playgrounds, and shopping. Commuting is a breeze with quick access to Anderson Road and Stoney Trail. This home is a perfect blend of style, space, and convenience. Don't miss the opportunity to make it yours!