

**455 Cedarpark Drive SW**  
**Calgary, Alberta**

**MLS # A2186313**



**\$649,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

**Heating:** Central, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Metal Siding , Stucco, Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, French Door, Kitchen Island, Quartz Counters, Vinyl Windows

**Inclusions:** None

Welcome to this bright and beautifully maintained bungalow, nestled in the sought-after Cedarbrae community. Start your mornings on the inviting east-facing front porch, the perfect spot to enjoy your coffee and bask in the warmth of the sun. Inside, the home has been freshly painted, creating a clean, updated feel throughout. The spacious living room offers a cozy retreat, complete with a wood burning fireplace, ideal for curling up with a cup of tea on those chilly evenings. The large windows allow natural light to flood the space, creating a warm and welcoming atmosphere throughout. The functional kitchen is designed for both style and convenience, featuring an oversized island, ample quartz counter space, and French doors that open to the west facing deck and backyard, perfect for outdoor entertaining or simply unwinding. The main floor is home to three generous sized bedrooms and a 4 piece bathroom. The primary bedroom includes a private 2 piece ensuite for added comfort. Downstairs, you'll find a spacious family room and a versatile fourth room, well suited for a home gym, office, or hobby space. Plus, there's another 4 piece bathroom for added convenience. This home is complemented by a large insulated and heated detached garage, providing ample space for your vehicles, workshop, or extra storage needs. Located in a peaceful neighbourhood close to parks, schools, and shopping, this home offers the perfect blend of comfort and functionality. Don't miss out on the chance to call this place home!