

359 Cedardale Place SW
Calgary, Alberta

MLS # A2198041



\$569,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Covered		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Metal Siding , Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Refrigerator in basement Shed, Gazebo, Carport

Welcome home! This lovely 3-bedroom, 2-bathroom house offers a spacious living area, a cozy kitchen and a beautifully landscaped backyard with Gazebo. Nestled in a friendly neighborhood with excellent schools and parks nearby, this home is a must-see. This inviting property offers the perfect blend of comfort and convenience—ideal for families, first-time buyers, or savvy investors. Step inside to discover a bright and spacious living area featuring large windows that flood the space with natural light and gas Fireplace. A perfect Kitchen in the corner to satisfy your taste buds with your culinary expertise. Adjacent to the kitchen, the dining area flows seamlessly into perfect for cozy family dine in. The primary bedroom and the additional bedrooms are generously sized, providing flexibility for a growing family, home office, or guest accommodations along with a shared full bathroom for the three bedrooms. Downstairs, the fully finished basement offers additional living space, featuring a large rec room and half bathroom along with a small workshop space nestled in the corner at the end of basement for your mechanical needs. Step outside to your private backyard oasis, where you will find spacious deck with Gazebo, mature trees and a movable shed perfect for summer BBQs and outdoor gatherings. The Cedarbrae Community Centre hosts activities such as Girl Guides, Moms & Tots, line dancing, children's gymnastics, and indoor tennis. The community is also known for its soccer and football programs • Events: Annual events like the Stampede Hoedown and craft fairs foster a strong sense of community. • Education: Proximity to reputable schools, including Cedarbrae Elementary and St. Cyril Elementary & Junior High. • Parks and Trails: Abundant green spaces and walking trails offer ample opportunities for outdoor activities. • Shopping and

Transit: Convenient access to shopping centers and public transit, with major roadways nearby for easy commuting. Don't miss this incredible opportunity to own a fantastic home in a prime location! Schedule your private viewing today!