

**3416 Cedarille Drive SW**  
**Calgary, Alberta**

**MLS # A2202490**



**\$505,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Slate, Tile	<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>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** Refrigerator, Dishwasher, Microwave, Stove, Dryer/Washer & Water Softener

Welcome to this inviting bungalow in the sought-after community of Cedarbrae, offering 3 bedrooms, 2 updated bathrooms, a large fenced private backyard, and double detached garage! This home is ideally situated near all level schools, parks/playgrounds, the Cedarbrae Community Centre, quick drive to Southcentre Mall shopping, and major roadways, making it perfect for families and commuters alike. As you enter the home, you have a closet for tucking away outerwear and then step up into the bright and inviting living room, featuring a large east-facing window that fills the space with natural light. The kitchen has a charming feel and is finished with lino slate flooring and well-maintained and updated oak cabinetry. Just off the kitchen, the dining area provides room for a formal table with window to brighten the space. Down the hall, you have the primary master bedroom, an additional second bedroom and a beautifully updated 4piece bathroom with a tub/shower combo. The fully finished basement has been thoughtfully updated with recessed pot lighting and features a large 3rd bedroom, modern 3piece bathroom with a standalone glass shower, and a spacious rec room, perfect for movie nights or entertaining. With a separate side entrance, the basement offers excellent potential to customize to your liking. Outside, enjoy the large fenced backyard, a fantastic space for kids, pets, or summer gatherings, plus the double detached garage which provides ample parking and storage. This home is a charming gem in a great location and won't last long, so come view today!