

2804 Cedarbrae Drive SW
Calgary, Alberta

MLS # A2210704



\$749,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,100 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Soaking Tub, Storage, Wired for Sound		

Inclusions: n/a

Open House Saturday April 12th 1PM- 3PM and Sunday April 13th 1PM-3PM. Welcome to this fully updated family home, offering nearly 2,000 sq. ft. of developed living space and backing onto a park with a playground. Move-in ready and thoughtfully renovated over the past three years, this 3-bedroom, 2.5-bathroom home with a double garage features extensive upgrades, including a new roof (2023), updated electrical, recently replaced windows, new exterior doors, renovated kitchen and bathrooms, flooring, ceilings, and more. Step inside to an open-concept main floor with vinyl plank flooring throughout, offering plenty of natural light. The living room seamlessly flows into the dining area and the fully renovated kitchen, which features a large island with quartz countertops, ample storage, built-in bar fridge, stainless steel appliances, and a bay window overlooking the park. Just off the kitchen, a thoughtfully designed mudroom includes a built-in bench, extra closet space, and direct access to the backyard. Upstairs, you'll find three good sized bedrooms, including a primary bedroom with a modern 2-piece ensuite. The recently updated main bathroom features a new vanity and updated tilework. Two additional bedrooms, both with built-in closets and new windows, complete this level, along with a convenient linen closet for extra storage. The lower level is featuring a family room with a custom electric fireplace wall and built-in 7.1 surround sound—perfect for movie nights. Just off the family room is a versatile den or home office, along with a spacious and beautifully finished 3-piece bathroom, complete with a large walk-in shower. The finished basement also provides additional living space for a rec room, along with plenty of storage and a laundry area. The home includes a water softener, a hot water tank replaced in 2016, and a well-maintained furnace. The

spacious backyard includes a patio, shed, and raspberry bushes at the back. With direct access to the park and playground, it's perfect for families. The insulated double detached garage provides secure parking and attic storage. Located in a quiet, family-friendly neighbourhood, you're within walking distance to K-9 schools (public and separate), daycare, and just minutes from Stoney Trail, Glenmore Reservoir, Fish Creek Park, walking paths, tennis courts, and an off-leash dog park.