

**636 Cedarille Way SW**  
**Calgary, Alberta**

**MLS # A2215378**



**\$549,999**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Oversized, Quad or More Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Storage		

**Inclusions:** Dishwasher, Dryer, Stove, Microwave hood fan, Refrigerator, Washer, All inclusions are AS IS WHERE IS

Welcome to this charming bungalow in the heart of Cedarbrae. Nestled on a spacious lot with mature trees, this home offers great curb appeal and a warm, welcoming feel. Inside, you'll find a bright living room with large windows and a cozy wood-burning fireplace. The open dining area flows seamlessly into the kitchen, which offers plenty of storage and functionality for everyday living. Down the hall are three comfortable bedrooms, including a primary suite with a private 3-piece ensuite. A full 4-piece bathroom completes the main level. The finished basement expands your living space with a large recreation room featuring a wet bar, an additional bedroom and bathroom, plus laundry and ample storage. Step outside to enjoy the backyard with a deck and an oversized 4 CAR DETACHED GARAGE with a driveway—offering plenty of parking for vehicles, hobbies, or guests. Located close to schools, shopping, hospitals, and more, this home combines comfort, convenience, and incredible value. Don't miss your chance to see this one today. You won't be disappointed.