

4 Cedarwood Rise SW
Calgary, Alberta

MLS # A2272904



\$464,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	762 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions:	n/a
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Welcome to this stunning, move-in-ready semi-detached bi-level home in the highly desirable SW community of Cedarbrae, ideally situated across from green space and boasting over 1,300 sq ft of developed living space with 3 spacious bedrooms and 1.5 bathrooms. This residence offers unbeatable peace of mind thanks to significant recent upgrades, including a brand new furnace and new shingles, while the entire interior is showcased by gorgeous new vinyl flooring throughout, complemented by warm, inviting ambiance. The heart of the home is the stylishly renovated kitchen, featuring sleek new white cabinetry, beautiful quartz countertops, stainless steel appliances, and a pantry, while both the main and lower-level bathrooms have been fully updated with modern fixtures. The bright living room includes a cozy wood-burning fireplace, and the adjacent dining area opens through sliding glass doors to a generous deck, perfect for outdoor entertaining; downstairs you will find the three generous bedrooms and the full 4-piece bath. Enjoy the outdoors in your fenced, private front yard, and benefit from the convenience of a dedicated parking pad, all while living close to parks, schools, shopping, and public transit in this incredibly family-friendly community. Book your private showing today!