



THE
A-TEAM

**RE/MAX
FIRST**

16 CEDARWOOD Place, Calgary T2W 3G6

MLS®#: **A2119714**

Area: **Cedarbrae**

Listing Date: **04/25/24**

List Price: **\$719,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**
Lot Information
Lot Sz Ar: **5,425 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,361**
Low Sqft:
Ttl Sqft: **1,361**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot,Lawn,Garden**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace**
Sewer:
Ext Feat: **Dog Run,Garden,Lighting,Private Entrance,Private Yard**

Construction:
Mixed
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Chandelier,Quartz Counters,Recessed Lighting,Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	12`5" x 3`7"	Dining Room	Main	10`11" x 9`5"
Living Room	Main	17`4" x 11`8"	Kitchen	Main	15`2" x 11`4"
Bedroom	Upper	10`2" x 10`1"	2pc Bathroom	Main	
4pc Bathroom	Upper		3pc Ensuite bath	Upper	
Bedroom - Primary	Upper	11`10" x 11`10"	Bedroom	Upper	8`0" x 10`1"
Bedroom	Basement	9`7" x 11`0"	Family Room	Basement	12`2" x 20`9"
4pc Bathroom	Basement				

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C2

7711048

Remarks

Pub Rmks:

Stunning Interior & Exterior Renovations | 4-Bedrooms | 3-Bathrooms | OVERSIZE DOUBLE GARAGE | NEW WINDOWS AND DOORS | Over 2000 sq ft of finished living space. The modern curb appeal gives you a welcoming first impression. Inside the quality craftsmanship and designer influences produce a casually elegant sanctuary that is beautiful yet functional. No detail was spared in this outstanding renovation with gleaming luxury waterproof vinyl plank floors, an open and airy floor plan, upscale finishes and an endless amount of natural light throughout the day while extra pot lights illuminate the evenings. Finished with high gloss soft close kitchen cabinets, elegant backsplash, HIGH END SAMSUNG stainless steel appliances, Quartz countertops, list goes on and on. The main level features gorgeous living room with WOOD BURNING FIREPLACE that flows into a functional dining room as well as chef's dream kitchen. It also has 2 piece bathroom with laundry. The upstairs holds 3 bedrooms with master having ensuite bathroom, and another 4 piece bathroom. FINISHED BASEMENT consists of a large family room, generous bedroom, and the 4th 4 piece bathroom. Enjoy summer BBQs on SOUTH FACING massive backyard. This extraordinary home is situated in within walking distance to a shopping centre, great schools, bus stop, several parks.

Inclusions:

Property Listed By:

none

Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









