



THE
A-TEAM

**RE/MAX
FIRST**

3407 CEDARILLE Drive, Calgary T2W 3J2

MLS® #: **A2125470**

Area: **Cedarbrae**

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

List Price: **\$484,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,113

Year Built:

1979

Low Sqft:

Ttl Sqft:

1,113

Lot Information

Lot Sz Ar:

2,755 sqft

Lot Shape:

DOM

24

Layout

Beds:

4 (3 1)

Baths:

1.5 (1 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Rectangular Lot
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Gas Stove,Microwave Hood Fan,Refrigerator,Window Coverings

Int Feat:

No Smoking Home,Pantry,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`8" x 10`11"
2pc Bathroom	Main	4`0" x 4`6"
Bedroom - Primary	Second	11`6" x 13`11"
Bedroom	Second	9`0" x 10`11"
Game Room	Lower	18`6" x 12`5"
Furnace/Utility Room	Lower	8`8" x 13`6"

Room	Level	Dimensions
Living Room	Main	15`6" x 15`5"
Foyer	Main	6`10" x 4`11"
Bedroom	Second	11`6" x 10`5"
4pc Bathroom	Second	7`3" x 7`1"
Bedroom	Lower	9`5" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

7711048

Remarks

Pub Rmks:

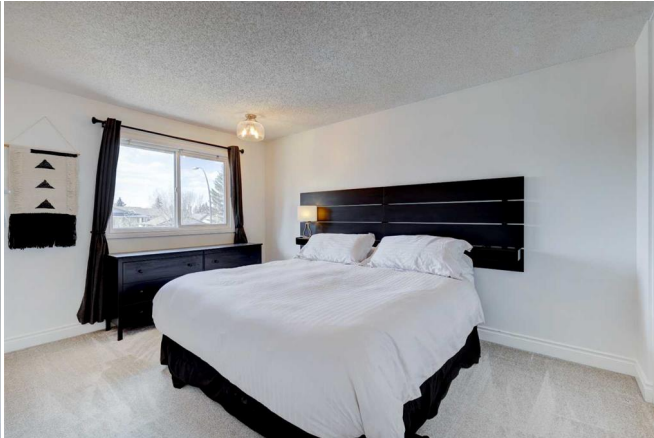
Discover the perfect blend of comfort and style in this beautifully upgraded family home located in the desirable community of Cedarbrae. Boasting 3 bedrooms, 1.5 bathrooms, and modern amenities throughout, this AIR-CONDITIONED residence offers a haven for contemporary living. Upon entering, you'll be greeted by the inviting updated entrance and stunning hardwood flooring that seamlessly flows throughout the main level. Prepare to be impressed by the gourmet white kitchen, featuring quartz countertops, stainless steel appliances including a gas stove, apron sink, and ample pantry storage. With its spacious layout and abundant natural light, this kitchen is sure to inspire culinary creativity and memorable family gatherings! The living room is spacious with updated light fixtures and a large west facing window. An updated 2pc bath completes the lower level. On the upper level, plush carpeting leads to the primary bedroom that easily accommodates a king-size bed. Two additional bedrooms provide versatility for guests, children, or home office space. The 4-piece bathroom has new tile flooring and updated fixtures. The fully finished basement offers added living space with a cozy recreation room and an additional bedroom (window does not egress). Recent upgrades including a NEW FURNACE and HOT WATER TANK in 2023, along with the installation of CENTRAL-AIR CONDITIONING, ensure year-round comfort and efficiency. Freshly painted throughout with updated light fixtures, this home exudes modern charm at every turn. Step outside to the fully fenced backyard, complete with a large wood deck perfect for outdoor gatherings or simply enjoying the sunshine. Parking is a breeze with the convenient parking pad at the back, accessed by a paved alley. Roof Shingles were replaced in 2019. With its prime location, stylish upgrades, and functional layout, this home won't last long. Don't miss your opportunity to make it yours - schedule your showing today!

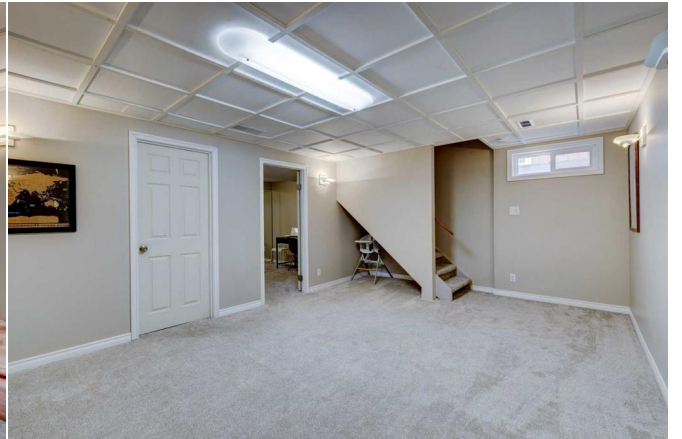
Inclusions:
Property Listed By:

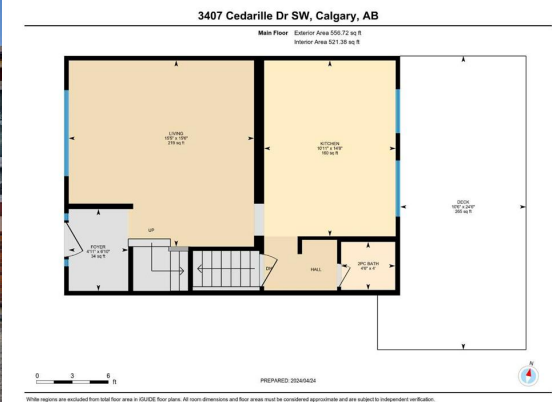
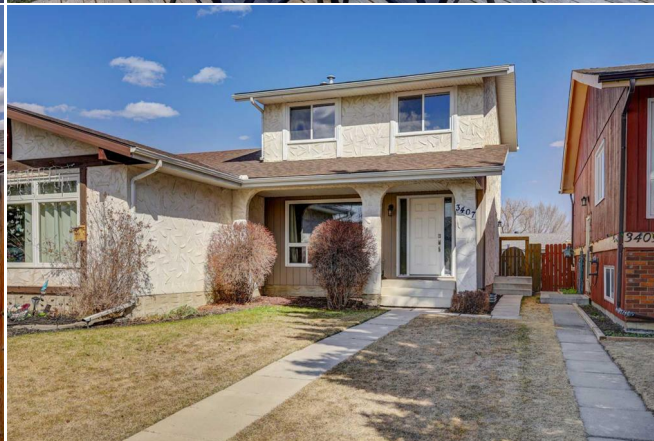
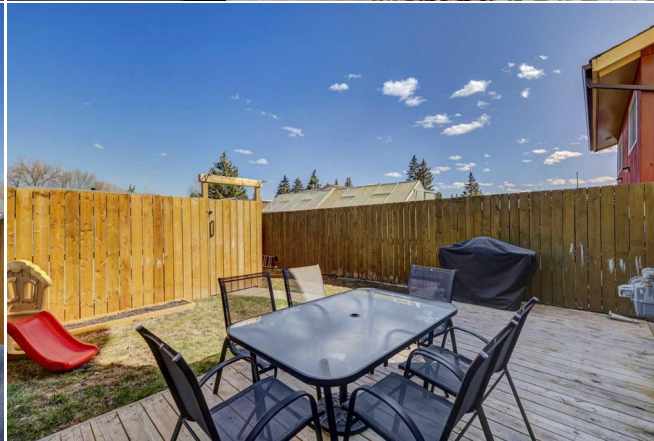
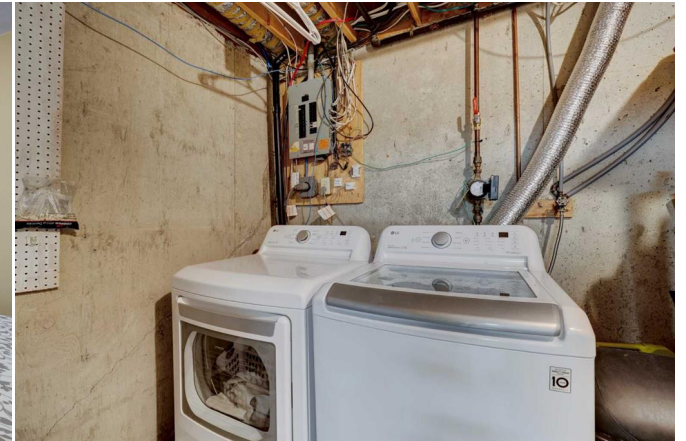
**Garden Shed
RE/MAX House of Real Estate**

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



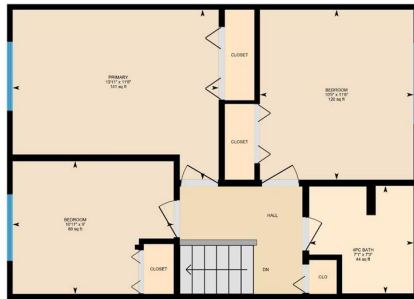






3407 Cedarille Dr SW, Calgary, AB

2nd Floor Exterior Area 550.52 sq ft
Interior Area 521.39 sq ft



0 2 4 ft

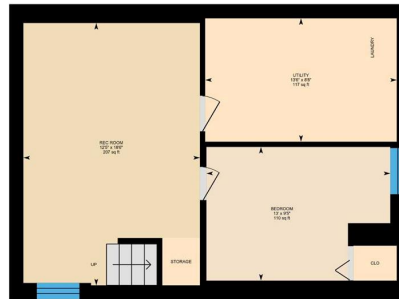
PREPARED: 20240624



White regions are excluded from total floor area in EXISTING floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3407 Cedarille Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 577.00 sq ft
Interior Area 452.52 sq ft



0 2 4 ft

PREPARED: 20240624



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