



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**687 CEDARILLE Way, Calgary T2W 2G9**

MLS®#: **A2145412**

Area: **Cedarbrae**

Listing Date: **06/28/24**

List Price: **\$798,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**

Lot Information

Lot Sz Ar: **6,157 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,673**

Low Sqft:

Ttl Sqft: **1,673**

DOM

**4**

Layout

Beds: **5 (4 1 )**

Baths: **2.5 (2 1)**

Style: **4 Level Split**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Fruit Trees/Shrub(s),Front Yard,Landscaped,Street Lighting  
Concrete Driveway,Double Garage Detached,Garage Faces Front,Heated Garage,Oversized,Side By Side,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Built-in Barbecue,Lighting,Private Yard,Uncovered Courtyard**

Construction: **Brick,Cement Fiber Board,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Third	20`4" x 18`7"
Kitchen	Third	18`8" x 8`10"
Foyer	Second	7`10" x 6`7"
Bedroom	Level 4	11`9" x 8`6"
4pc Bathroom	Level 4	0`0" x 0`0"
Laundry	Second	7`10" x 6`7"

Room	Level	Dimensions
Family Room	Lower	17`2" x 14`3"
Dining Room	Second	13`9" x 11`7"
Bedroom - Primary	Level 4	14`9" x 11`8"
Bedroom	Level 4	11`9" x 8`11"
Bedroom	Second	11`3" x 10`10"
2pc Bathroom	Second	0`0" x 0`0"

Workshop  
Furnace/Utility Room  
3pc Bathroom

Main  
Basement  
Lower

18`5" x 6`11"  
6`5" x 4`2"  
0`0" x 0`0"

Bedroom  
Foyer  
Storage  
Legal/Tax/Financial

Lower  
Second  
Lower

8`11" x 8`6"  
7`10" x 6`7"  
22`8" x 20`8"

Title:  
Fee Simple  
Legal Desc:

731178

Zoning:  
R-C1

Remarks

Pub Rmks: **\*\*CEDARBRAE\*\*RENOVATIONS DONE\*\*JUST MOVE IN\*\*** With quick access to Calgary's best amenities. Easy walk to parks, schools, Fish Creek, shopping, Transit, 20 min drive to the downtown core! It has great curb appeal, too. The interior has been modernized with many updated features - Please see the attached floor plan. This 4-level split features over 2720 SF of living space with five bedrooms & expansive open kitchen/family room that overlooks the separate dining room. The Gourmet Kitchen offers upgraded newer stainless steel appliances, stainless steel exhaust hood cover, custom dark stained maple cabinetry and doors, subway tile splash, a mount stainless steel sink & GRANITE countertops. The primary bedroom features a large walk-in closet and is accompanied by two more spare bedrooms and a full bath. The main level offers a bedroom, laundry area with extra storage, and a 2-piece bath. The lower level features another bedroom, a full bath, crawl space storage, and a large rec room. Other upgraded newer features: Vaulted wood clad ceiling, No Poly B, white painted baseboards, wainscoting & door/trim casings, plumbing & light fixtures, gas fireplace with mantel and stone tile surround, laminate/carpet/tile flooring, most windows plus front and rear doors, front exterior cement fiber exterior siding, front yard concrete walkway, shingles, metal fascia and gutters, and so much more! Check out the Oasis in the backyard with an oversized heated double car garage with extended storage/art studio, built-in BBQ feature, and back wood patio. Call your friendly REALTOR(R) to book your viewing.

Inclusions: Pergola, Built-in BBQ  
Property Listed By: Jayman Realty Inc.

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











