

**7 CEDARWOOD Lane, Calgary T2W 3G6**

MLS®#: **A2149470** Area: **Cedarbrae** Listing Date: **07/15/24** List Price: **\$545,000**  
 Status: **Active** County: **Calgary** Change: **-\$21k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary** Finished Floor Area: **1,468**  
 Year Built: **2004** Low Sqft:  
 Lot Information: Ttl Sqft: **1,468**  
 Lot Sz Ar: **3,013 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached,Front Drive**

DOM

**63**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Shingle** Construction: **Concrete,Mixed,Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **Lighting** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 11`8"	Dining Room	Main	9`4" x 13`0"
Eat in Kitchen	Main	11`5" x 14`11"	2pc Bathroom	Main	4`10" x 8`10"
Bedroom - Primary	Second	14`9" x 11`1"	4pc Ensuite bath	Second	4`11" x 7`6"
4pc Bathroom	Second	4`11" x 9`4"	Bedroom	Second	9`8" x 12`3"
Bedroom	Second	11`5" x 11`1"	Bedroom	Basement	10`11" x 11`1"
Flex Space	Basement	15`7" x 14`0"	Storage	Basement	10`11" x 14`0"

Legal/Tax/Financial

Condo Fee:  
**\$340**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d57**

Legal Desc: **0414121**

Remarks

Pub Rmks: **OPEN HOUSE SAT SEPT 21. 2-4:00 PM. ALL ARE WELCOME TO COME IN. Price Improvement NOW \$545,000. Just over 2000 sq ft on 3 levels! This semi-attached townhouse shows very well. Features bright and spacious 4 bedrooms, 2.5 baths. The kitchen has lots of cupboards along with pull out drawers. Granite counters, stainless appliances, and tile backsplash. The living room with gas fireplace and dining area are flooded with natural light. Upstairs the primary suite is massive and can easily accommodate a king sized bed. Classic walkthrough closets to the full ensuite bath. 2 other bedrooms on the upper level, 1 even has a walk-in closet. A full 4pc bath complete the upper level. The bonus to this home is the fully developed basement. The 4th bedroom is large and bright with natural light. There is a massive storage space as well as your typical under stair storage. The multi use room can be a family hang out area or set up as a home gym. It currently has special rubber flooring for your gym equipment that can stay or the sellers can take it out for you. Hot Water tank 2023 as well as the furnace has new motors and electronic board, freshly painted in neutral colours. All this is located close to shopping, schools, community rec centre and so much more. Easy access to Stoney Trail will have you on your way in no time. So enjoy that extra cup of coffee in the morning!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Solutions**

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

















