



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 CEDARGROVE Court, Calgary T2W 4T6**

MLS®#: **A2161705**      Area: **Cedarbrae**      Listing Date: **09/02/24**      List Price: **\$699,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1981**  
Lot Information  
 Lot Sz Ar: **516 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,763**  
 Low Sqft:  
 Ttl Sqft: **1,763**

DOM

**16**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Pie Shaped Lot,Treed**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Laminate Counters,Stone Counters,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 6`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`7" x 11`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 21`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`10" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`2" x 12`7"</b>
<b>Other</b>	<b>Basement</b>	<b>9`10" x 3`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 9`0"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>15`0" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 11`6"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`11" x 8`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 10`8"</b>

Game Room  
Storage  
Furnace/Utility Room

Basement  
Basement  
Basement

17`4" x 14`9"  
8`2" x 6`1"  
17`0" x 17`7"

Storage  
Storage

Basement  
Basement

4`9" x 7`1"  
7`2" x 2`2"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

8110677

Zoning:  
R-CG

Remarks

Pub Rmks: **QUICK POSSESSION!!! Beautiful home backing green space in the fantastic community of Cedarbrae with great garage with epoxy flooring and a work bench for Fall/Winter! This home has the perfect location tucked away on a quiet cul-de-sac walking distance to great shopping and schools with easy access out of the city via the newly completed ring road. The new Tsuu T'ina shopping complex is less than 10 minutes away! When you enter this home you will be greeted by soaring ceilings, gleaming hardwood floors. You have large living room, formal dining room, separate eat in Kitchen with fresh backsplash, stainless steel appliance and a step down into a well sized family room with a cozy wood fireplace for those cool Fall evenings. From the family room you can enjoy your large deck, hot tub, the large yard and views overlooking the green space behind your home. The main floor also has a 2 pc bath, laundry and a great garage space with its own furnace, workbench and epoxy coated floors. Upstairs you will find 2 large secondary bedrooms and a 4 pc bath as well as massive primary retreat with its own balcony, his and her closets and a beautiful 3 pc bathroom. The basement features a large rec room, bar, 1 more bedroom with a bright window, and tons of storage! This is a fantastic opportunity to own a great home in a spectacular location! This home is freshly painted, has air conditioning for those warm days and is ready for its next owner!**

Inclusions: **Hot Tub (As-Is), Shed x2, Central Vac & Attachments (As-Is); Shelving and Furnace in Garage**

Property Listed By: **CIR Realty**

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













