



THE
A-TEAM

**RE/MAX
FIRST**

243 CEDARBRAE Crescent, Calgary T2W 1Y3

MLS®#: **A2164501**

Area: **Cedarbrae**

Listing Date: **09/11/24**

List Price: **\$600,000**

Status: **Pending**

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: **5,081 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,054**
Low Sqft:
Ttl Sqft: **1,054**

DOM

8
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Standard Shaped Lot,Street Lighting,Private**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Side,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Built-in Barbecue,Private Yard**

Construction: **Cedar,Concrete,Stucco,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Central Vacuum,High Ceilings,Laminate Counters,No Smoking Home,Storage,Vaulted Ceiling(s),Vinyl Windows,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`10" x 10`10"
Living Room	Main	22`7" x 14`5"
Bedroom	Second	10`10" x 11`6"
Bedroom	Lower	12`6" x 10`5"
4pc Bathroom	Lower	4`11" x 9`9"
Game Room	Basement	11`9" x 21`8"

Room	Level	Dimensions
Kitchen	Main	13`3" x 10`5"
Bedroom - Primary	Second	13`11" x 11`0"
4pc Bathroom	Second	5`0" x 10`6"
Bedroom	Lower	9`7" x 13`0"
Laundry	Basement	10`4" x 10`1"
Storage	Basement	11`9" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1200LK

Remarks

Pub Rmks:

Welcome to this beautifully maintained home, set on a generous 5,081 sq. ft. lot, perfect for those seeking both space and comfort. Step inside to discover an inviting atmosphere, with stunning vaulted ceilings and large front windows that bathe the home in natural light. The rest of the windows are upgraded vinyl, ensuring energy efficiency and low maintenance. This 4-bedroom, 2-bathroom residence offers plenty of space for a growing family, with two full four-piece bathrooms. Luxury vinyl plank flooring extends throughout the main and upper levels, creating a sleek, modern feel while being highly durable and easy to care for. The kitchen offers plenty of space for cooking and preparing meals for guests and family. Walk down to the first lower level where you are met by two more large bedrooms and the second full bathroom, perfect for the kids. The lower level is your basement retreat/family room, with ample space for movie nights, and a playroom, or it can be used as a flex space for gym equipment or an at-home office! The utility room and storage space allow you to have an incredible amount of storage inside your home for added convenience. Outside, you'll find an exterior featuring freshly painted cedar siding and beautiful stucco, giving the home a charming yet updated look. The backyard is an entertainer's dream, complete with a built-in BBQ with the option to hook into the natural gas line, perfect for gatherings. Enjoy sitting on your outdoor patio in the summer months and taking in starry nights together in the cute two-person hot tub. A large, detached 23.5' x 23.5' garage also offers ample space for vehicles or a workshop. With a new roof on both the house and garage and a new washer and dryer included, this home is truly move-in ready. The location is unbeatable—within close proximity to dog parks, walking paths, shopping centers, schools, and parks. Plus, you'll enjoy quick access to major roadways like Stoney Trail, Southland Drive, and Anderson Road, making commuting a breeze. This home offers the perfect blend of comfort, convenience, and style—don't miss out on this exceptional property!

Inclusions:
Property Listed By:

Built-In BBQ
CIR Realty

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











