



THE
A-TEAM

**RE/MAX
FIRST**

195 CEDARWOOD Lane, Calgary T2W 6J3

MLS®#: **A2179775** Area: **Cedarbrae** Listing Date: **11/18/24** List Price: **\$450,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **1,130 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,596**
 Low Sqft:
 Ttl Sqft: **1,596**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Game Room	Main	14`5" x 16`11"	Living Room	Second	10`11" x 13`7"
Dining Room	Second	11`0" x 7`7"	Kitchen	Second	17`8" x 13`0"
Bedroom	Third	8`6" x 10`7"	Bedroom	Third	8`8" x 9`2"
4pc Bathroom	Third	7`7" x 4`11"	3pc Ensuite bath	Third	7`6" x 6`0"
Bedroom - Primary	Third	10`11" x 12`7"	2pc Bathroom	Second	3`0" x 7`2"

Legal/Tax/Financial

Condo Fee:
\$307

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0414121**

Remarks

Pub Rmks: **Welcome to this bright and charming home in the desirable Cedarbrae community in SW Calgary! Featuring 3 bedrooms, 2 ½ bathrooms, and a double tandem garage. this property offers both comfort and convenience. Say goodbye to snow shoveling—it's taken care of by the condo fees! As you enter, you'll find easy access to the double tandem garage, which opens onto a peaceful green space at the rear of the property. The previous owners thoughtfully added a recreation room at the back, adding extra space for your enjoyment, but it can be converted back to its original design as a tandem garage and then you can park two cars inside. Moving up to the main floor, you'll love the spacious living and dining areas—perfect for entertaining or relaxing. The kitchen is a chef's dream, with sleek granite countertops, stainless-steel appliances, and plenty of functional space. This level also features a balcony for outdoor relaxation and a convenient 2-piece powder room. On the third level, you'll find three generously sized bedrooms, including a primary suite with a walk-through closet leading to a private 3-piece ensuite. The laundry room and a full 4-piece bathroom complete this floor, offering great functionality for everyday living. The location is unbeatable, with easy access to Southland Station, transit, schools, parks, Southland Leisure Centre, Glenmore Park, playgrounds, and shopping. Commuting is a breeze with quick access to Anderson Road and Stoney Trail. This home is a perfect blend of style, space, and convenience. Don't miss the opportunity to make it yours!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







