



11 CEDARWOOD Rise, Calgary T2W 3H8

MLS® #: **A2182366** Area: **Cedarbrae** Listing Date: **12/06/24** List Price: **\$559,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **2,529 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Paved,Rectangular Lot**
 Park Feat: **Parking Pad**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate,Vinyl**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Quartz Counters,Storage**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|---------------|-----------------------|--------------------------|---------------|-----------------------|
| Living Room | Main | 14`5" x 14`9" | Kitchen | Main | 12`10" x 7`10" |
| Dining Room | Main | 14`1" x 9`10" | Bedroom - Primary | Second | 11`10" x 8`10" |
| Bedroom | Second | 10`6" x 7`10" | Bedroom | Second | 12`10" x 7`3" |
| 4pc Ensuite bath | Second | 73`0" x 73`11" | 2pc Bathroom | Main | 4`7" x 4`9" |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

7711048

R-C2

Remarks

Pub Rmks:

Welcome to 11 Cedarwood Rise SW, a beautifully renovated duplex with thoughtful updates and excellent upgrades over the past 12 years, including newer exterior siding, eaves, soffits, roof shingles, and all newer vinyl windows (except the kitchen). The main floor boasts a modern and functional design with a spacious living room, a brand-new 2-piece bathroom, and a stunning updated kitchen. The kitchen features a large island with a breakfast bar that seats 2 to 3, making it perfect for casual dining. The open family dining area is ideal for entertaining and hosting large gatherings, with sliding doors that lead to a west-facing deck and a private backyard. Upstairs, you'll find three well-appointed bedrooms, including a primary bedroom with direct access to the updated 4-piece bathroom. The developed lower level provides additional living space with a spacious rec room, utility area, laundry, and ample storage. The fully fenced yard offers lane access with off-street parking for two vehicles, plus space to build a double garage. This home is in a prime location, steps away from the Cedarbrae Community Centre, elementary schools, shops, and restaurants. Nature enthusiasts will appreciate the proximity to the Glenmore Reservoir pathway system, Fish Creek Provincial Park, and nearby off-leash parks. Enjoy the convenience of Tim Hortons, Co-op, the new Costco, and easy access to Stoney Trail. Flexible possession is available—move in and enjoy this turn-key home!

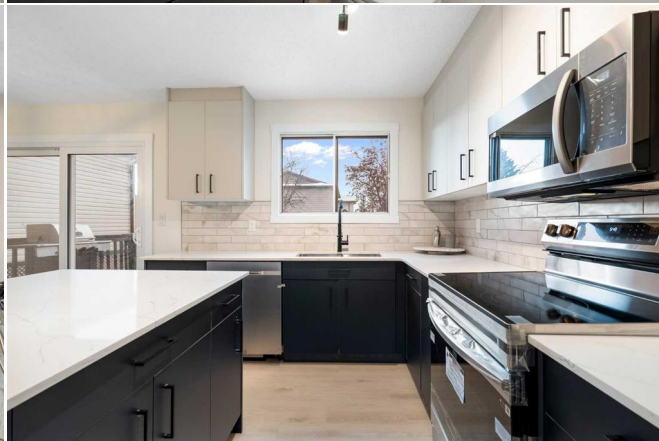
Inclusions:

Property Listed By:

**Babrbecue, Tools in the shed
Royal LePage Benchmark**

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











11 Cedarwood Rise SW, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1212.70 sq ft



Main Floor
Exterior Area 17 sq ft

2nd Floor
Exterior Area 50 sq ft

Basement (Below Grade)
Exterior Area 50 sq ft

0 1 2 m

PREPARED: 2024/12/07

Water regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximations and are subject to independent verification.

