



THE
A-TEAM

**RE/MAX
FIRST**

616 CEDARILLE Way, Calgary T2W2G7

MLS®#: **A2200150**

Area: **Cedarbrae**

Listing Date: **03/06/25**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area

Abv Sqft: **1,230**

Low Sqft:

Ttl Sqft: **1,230**

Lot Information

Lot Sz Ar: **6,932 sqft**

Lot Shape:

DOM

3

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **4 Level Split**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Front Yard,Landscaped,Lawn,Level,Low Maintenance Landscape,Other,Private,Rectangular Lot,Treed

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Garden,Lighting,Other,Private Yard**

Construction:

Concrete,Other,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,See Remarks,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:

Fee Simple

Legal Desc:

731178

Zoning:

R-CG

Remarks

Pub Rmks:

Your dream home awaits! This absolutely stunning 4-level split in the well-established community of Cedarbrae has been completely transformed from top to

bottom, inside and out, everything has been done including electrical & plumbing, windows, the list goes on! Highlighting incredible features throughout, this 4-bedroom, 3.5-bathroom home offers over 2,500 sq. ft. of meticulously renovated details like no other! The modern main level welcomes you with an open-concept living room that flows seamlessly into the kitchen and dining area, all finished in elegant, neutral-toned luxury vinyl plank flooring. The trendy kitchen features quartz countertops, a central island with custom fluting detailing, sleek white cabinetry, under-cabinet lighting, and premium stainless steel appliances, including a smart LG fridge. A newly added pantry and front storage cabinet along with heated enclosed sunroom (not included in RMS) complete this level. The spacious living room is highlighted with a stunning floor-to-ceiling brick-faced fireplace and large windows that flood the space with natural light. The upper level is home to three generously sized bedrooms, including a luxurious primary retreat with a spa-like ensuite. The main bathroom, showcases trendy tile floors and walls, a custom feature wall, black hardware, and a glass-enclosed bath tub & shower. On the lower level, you'll find a cozy family room with a charming wood-burning fireplace, a spacious guest bedroom, and a modern 3-piece bathroom featuring a steam shower. The basement is an entertainer's paradise, offering a large recreation room complete with a unique zen-like garden feature, an electric fireplace, stairway lighting, and a beautifully crafted wet bar that will impress all your guests. The exterior has been completely updated with brand-new siding, roof, soffit, and fascia, ensuring durability and curb appeal. A brand-new HUGE driveway offers ample space to park a trailer, boat, or up to six vehicles. The garage is now fully insulated and heated, making it a perfect workspace year-round. Step outside to your private backyard oasis, where brand new concrete walkways & patio space lead you to the centrepiece—a gorgeous fire pit with built-in seating and a newly constructed backyard bar with lighting enhances the entertainment space and is perfect for hosting summer gatherings. Additional outdoor features include a covered patio beside the heated sunroom, ideal for a hot tub or storage for your outdoor toys. The house is nestled on a superbly QUIET STREET. Situated on this RCG - HUGE LOT at 62 feet x 110 feet. Location is everything at this home! If you are looking for unmatched access to nature/active lifestyle: Glenmore reservoir, tennis courts, playground, walking paths, off-leash dog park. This property is more than just a home—it's a thoughtfully designed masterpiece with incredible attention to detail and is perfect for any family wanting modern luxuries with the charm of an established neighbourhood!

Inclusions:

Property Listed By:

N/A

eXp Realty

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













