

3410 Cedarille Drive SW  
Calgary, Alberta

MLS # A2238421



\$569,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,065 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Undergr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: INCLUDED: Basement fridge and basement fireplace

FRESH & INVITING! Nestled in a suprisingly quiet location, this four-level-split presents 1,546 sq ft on 3 levels of nicely updated finishes in the latest muted neutrals. 3 + 1 bedrooms, 2 full baths. Separate entry to 1 bedroom/1 bath illegal basement suite via walk-up basement stairs accessed from the side of the home. Main floor features spacious living room with large bow window, accented by rich solid hardwood flooring that extends from the living room to the den and dining room. The den area, off the foyer, is perfect for those working from home yet still want to be connected to family life. Generous dining area with hutch area will fit any sized dining set. Nicely updated kitchen with lots of counter-top space features built-in microwave and cupboard pantry. You'll appreciate new windows throughout (2023), new shingles (2024) and new carpeting (2025), Dishwasher (2023), Washer (2025). Located on the 2nd level are 3 good-sized bedrooms including a master bedroom with walk-through closet and pocket door to the cheater ensuite. The lower level, which contains the illegal 1 bedroom suite is beautifully finished with laminate flooring, bright west windows, a white kitchen and appliances along with a 3 piece shower bath and egress windows. The private entrance from side of house has concrete steps. Easy to rent with bus stop across the street. Sunny west back yard, fully fenced leads to back lane and parking for two vehicles. Lovely deck with pergola makes evenings after work relaxing. Just minutes to Taza, Costco, Stoney Trail ring road, and incredible pathways for long walks with the kids and dog, you'll want to make this your forever home. Put this on your list.