

**363 Cedarille Crescent SW
Calgary, Alberta**

MLS # A2256889



\$744,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,163 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, P		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Quartz Counters		

Inclusions: n/a

*** \$25,000 Price Reduction *** Welcome to 363 Cedarille Crescent in the popular community of Cedarbrae! ** This tasteful 3-level split has over 1,700 sq. ft. of living space and sits on a gorgeous pie-shaped lot. The main floor is bright and open with a cozy gas fireplace in the living room, a dining area for family dinners, and a fresh white kitchen with a handy breakfast bar. Upstairs offers 2 Primary suites each with their own ensuites in addition to a full bathroom. Downstairs, you'll find a great recreation/family room, a third bedroom, and another bathroom—perfect for guests or teens. The backyard is the real showstopper! Beautifully landscaped, private, and low maintenance with plenty of room to relax on the deck or gather around the firepit. Wonderful sunny south facing garden area for all of those with green thumbs! Ample space to park the RV on this lot in addition to the Oversized Double detached garage. Close to schools, shopping and major transportation routes. This one checks all the boxes! Book your showing today!