

3628 Cedarille Drive SW
Calgary, Alberta

MLS # A2258532



\$499,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,076 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Fruit Trees/Shrub(s), Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

NO CONDO FEES. This bright and cheery three bedroom home features a double detached garage, 1.5 baths, and a big family room in the basement. Upgraded Windows in 2022 (except living room); Upgraded Roof Shingles in 2019; High Efficient Furnace replaced in 2013 and Hot Water Tank in 2017. Newer fridge and dishwasher; Upgraded laminate flooring on all levels, and plush carpets on the stairs; All appliances included; Covered front porch with maintenance free composite decking; Fully fenced with a south backyard and close to schools, parks, playgrounds, the pathways to South Glenmore Park and beyond, shops, transit, and more! Enjoy your own strawberry and raspberry patch next summer! Ready for possession well before this Christmas for your sweet place to call home! Everything is ready for you—just move in and enjoy!