

**3417 Cedarille Drive SW**  
**Calgary, Alberta**

**MLS # A2215681**



**\$425,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to this charming three-bedroom, one-and-a-half-bath half duplex located in the heart of Cedarbrae! You'll love the bright, open-concept layout featuring a well-designed kitchen that flows seamlessly into the living and dining areas — perfect for everyday living and entertaining. Upstairs offers three comfortable bedrooms and a full bathroom, providing plenty of space for family life or a home office setup. The fully finished basement includes a spacious rec room, a storage area, work shop and a laundry room for added convenience. Step outside to enjoy a fantastic east backyard, fully fenced for privacy and featuring a newer adorable yard shed, a large deck, and blooming lilacs and seasonal flowers — an ideal space for morning coffee, evening BBQs, or simply relaxing outdoors. Situated along a paved back lane with two rear parking pads, there's ample room for vehicles or the potential to add a garage in the future. You're just moments away from off-leash areas, scenic walking paths, and nearby schools — making this a perfect location for active families and pet owners alike. With upgraded triple-pane windows (2020) and a location right on the bus route, this home is a smart and comfortable choice in the vibrant, family-friendly community of Cedarbrae.