199 Cedardale Road SW
Calgary, Alberta

MLS # A2237774
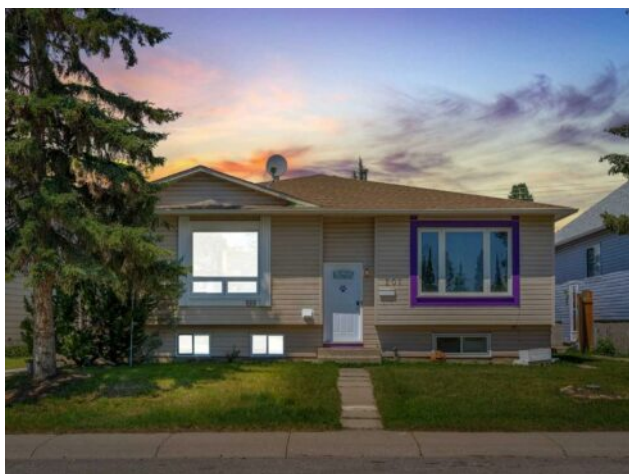
$588,800

Division:	Cedarbrae
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level
Size:	883 sq.ft.
Age:	1981 (44 yrs old)
Beds:	4
Baths:	3
Garage:	Off Street
Lot Size:	0.06 Acre
Lot Feat:	Back Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Electric Range x2, Refrigerator x2, Range Hood x2, Dishwasher, Washer, Dryer

FULLY RENOVATED!! SEPARATE ENTRANCE!! ILLEGAL BASEMENT SUITE!! 4 BED 2 BATHS!! OVER 1500 SQFT OF LIVING SPACE!! This updated home offers comfort, flexibility, and a smart layout! The main floor features a bright living area, a modern open-concept kitchen with island, and a dining space perfect for family meals. You'll also find a full 4-piece bath and two bedrooms—including a spacious PRIMARY BEDROOM and a generous secondary room. Downstairs, the ILLEGAL BASEMENT SUITE with separate entrance includes its own kitchen, a large rec room, two more bedrooms, a 3-piece bath, and a storage area—ideal for extended family or rental potential. Conveniently located with EASY ACCESS TO STONEY TRAIL, plus schools, playgrounds, and Costco all nearby. A TURNKEY HOME IN A PRIME LOCATION—COME SEE IT FOR YOURSELF!!