

# \$846,000 - 472 Cedarille Crescent Sw, Calgary

MLS® #A2250015

**\$846,000**

4 Bedroom, 4.00 Bathroom, 1,746 sqft

Residential on 0.14 Acres

Cedarbrae, Calgary, Alberta

Price Correction! Lovely southwest community of Cedarbrae, with easy access to schools, shopping, endless parks and Stoney trail to downtown. On a quiet street with private park/play area, this lovely two storey 4 bed & 3.5 bath home offer gorgeous curb appeal having completed a professional renovation. West facing covered front porch with double driveway and oversized front garage. The private, fully fenced backyard with massive partially covered deck, offers visions of growing your veggies, entertaining and watching your kids have room to play. Nothing was left untouched in this modern update with a perfect floorplan for families (check out the teenage retreat downstairs)! New LVP wide plank flooring, windows, new bathrooms, recessed lightings, entire interior/ exterior/deck fully painted. Front foyer with closet, bright living room with mantel & fireplace, & ready for a TV. Large kitchen with luxury Cafe Series appliances, microwave drawer & double oven stove with pot filler & fridge with internal water/ice. Generous cupboards & drawers, Quartz counters with seating on peninsula. Dining room with access to rear deck for summer grilling. The main floor also features a large office with rear covered deck access, and a 2pc bathroom with new washer/dryer and smart laundry chute from upstairs. Upper level primary bedroom with custom walk in closet, ensuite with bidet, shower & vanity. Downstairs opens to a large recreation room, 4th bedroom with large closet, 3pce bathroom,



storage room (or gym) and massive storage within utility room. Huge backyard with full length partially covered back deck, beautifully landscaped with patio and firepit for entertaining. Open house this weekend!

Built in 1986

### Essential Information

MLS® #	A2250015
Price	\$846,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,746
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	472 Cedarille Crescent Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2H7

### Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Bidet, Closet
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	Organizers, Recessed Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Double Oven
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Garden
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	50
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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