



**Calgary-C-Cedarbrae**  
3225 CEDARILLE Drive SW

**\$ 424,800**  
MLS #: C3431613

Status: **Active** Type: Residential Detached Single Family  
 Rms Abv Gd: 8 Style: 2 Storey Split  
 Bedrms: Above: 4/Ttl: 5 Year Built: 1975  
 Full Baths: 3 Basement: Full  
 Half Baths: 1 Bsmnt Dev: Fully Finished  
 Tot Flr SqFt: 1711.48 Total Sq M: 159.0

This very clean 2-storey split home in Cedarbrae has 5 bedrooms, 3.5 baths, central air conditioning & over 1700 sq. ft. of living space on 2 levels. Note also the hardwood floors, neutral carpets & decor, a main floor laundry, an eat-in kitchen, totally finished basement, and even a double attached garage. The kitchen has white cabinets, lots of counterspace, and includes all appliances. The family room has a brick fireplace, new patio doors, & is open to the kitchen. The large private yard features a newer 2-level deck, gas firepit, and a barbeque gas-line. This beautiful home boasts mature trees, a lovely flower garden, & the backyard backs south onto a large city park, playground, and nearby schools. -- Close to shopping, public transportation, Southland Leisure Centre, Glenmore Park & an off-leash dog park. \*\*\* A super family home in very good condition; Ready to move into! \*\*\*

Directions:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:45 days negotiable	Level	Mtr2	SqFt	
Full Baths:	0	1	1	1	0	0		Main:	106.0	1140.98	
Enst Baths:		0	0	1	0	0		Uppr:	54.0	581.26	
Addl Rms:	Finish Levels: 3						Garage Dim:	AbGd:			
Fin Fpl/Rgh:	1/	Fplc Fuel: Wood With Log Lighter					Elem Schl:	Lowr:			
Fireplace:	Brick Facing, Mantle, Glass Door						Middle Schl:	BIGd:	23.3	250.80	
Parking:	Double Garage Attached						High Schl:	Total:	159.0	1,711.48	

Living Room:	5.6x3.9	M	Master Bdrm:	3.8x3.7	U	Computer Rc3.1x2.2	B
Dining Room:	3.7x3.0	M	Bedrm 2:	3.2x2.7	U	Recreation R4.6x4.0	B
Kitchen:	4.0x3.4	M	Bedrm 3:	2.8x2.8	U	Play Room 3.1x1.6	B
Family Room:	5.5x3.6	M	Bedrm 4:	3.2x2.4	M		
Den:			Bedroom	3.7x3.1	B		

Flooring:	Carpet, Hardwood, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Brick, Vinyl	Remodel:	
Site Influen:	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, No Back Lane, Park/Reserve, Playground Nearby, Public	Features:	Deck, Broadloom-Upgraded, Fire Pit, Detectors Smoke, No Smoking Home, Air Conditioning-Central
Goods Incl:	Dryer, Dishwasher-Built-In, Garage Opener-2 Control, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All, Garburator, Vacuum System Attachments, Vacuum Systems	Amenities:	
Warranty:	None	Restrict:	N-KNW
Front Exposure:	N	Goods Excl:	

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Prk Plan Dsc:				

Total Lot M2:	572.0	Lot Dimen:	
Frontage:	17.1	Lot Shape:	Rectangular
Depth:	33.0	Zoning:	R-C1
Conform:	Real Property Report With ComjCnform Yr: 2010	Front Expos:	N

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 1,927 - 2009	Local Improve:	

# PHOTOS:

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