

## 212 Cedarille Green SW Calgary, Alberta

**MLS # A2254312**



# \$859,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Cedarbrae              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey Split         |               |                   |
| <b>Size:</b>     | 1,912 sq.ft.           | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                    |                   |      |

**Inclusions:** NONE

Welcome to this fully renovated 4-bedroom family home, beautifully transformed from top to bottom with a focus on style, comfort, and function. Major upgrades include new windows, insulation, a high-efficiency furnace, hot water on demand, and a stunning new kitchen that will impress any home chef. Featuring sleek cabinetry, stainless steel appliances, and a large island with seating, this kitchen is as practical as it is beautiful. Open to the vaulted living and dining area, it's the perfect hub for both everyday family meals and entertaining guests. Upstairs, the primary suite is a spacious retreat complete with a spa-like ensuite, offering the perfect place to relax and recharge. With three additional generously sized bedrooms, there's plenty of room for kids, guests, or a home office—making this home ideal for families of all ages. The fully developed lower level extends the living space with a cozy family room centered around a fireplace, perfect for curling up on cool evenings. A built-in bar adds a fun touch, making this level ideal for hosting movie nights, game days, or casual get-togethers with friends. Outside, the sunny south-facing backyard offers space to garden, play, or host summer BBQs. Set in a welcoming, family-friendly community, this home is truly move-in ready and designed to grow with you for years to come.