

**531 Cedarille Crescent SW
Calgary, Alberta**

MLS # A2167384



\$747,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,017 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Street Lighting, Paved, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Solar Tube(s), Stone Counters, Vaulted Ceiling(s)		

Inclusions: Gazebo, Shed, Security System and Cameras

Open House Saturday September 21 from 2-4pm... Welcome to Cedarbrae, one of Calgary's most sought-after communities where this remarkable property is waiting to become your new home. In today's market, homes like this don't stay available for long—and once you step inside, you'll see why. Imagine living in a former Makoi showhome, now upgraded for modern living while still retaining its unique charm. This spacious bungalow boasts over 3,000 square feet of fully developed space, offering 5 bedrooms and 3 bathrooms—ideal for a growing family or those who love extra room. Vaulted ceilings and elegant wood beams add a sense of warmth to the living area, while the large windows—many recently replaced—bring in an abundance of natural light, creating a bright and welcoming environment. This home has been lovingly maintained and upgraded over the years. The kitchen, completely renovated in 2022, features sleek cabinetry and SS appliances, while the bathrooms underwent a remodel in 2019, giving you peace of mind and modern comfort. Enjoy energy efficiency with a new hot water heater installed in 2021, as well as a cozy electric heating fireplace perfect for chilly Calgary evenings. The home's fresh paint, inside and out, along with stylish modern light fixtures in the kitchen and dining areas, make this home move-in ready. Outside, you'll find more than just a backyard—this is your private oasis. A repurposed and freshly repainted gazebo sits alongside wrap-around concrete patios complete with lighting, perfect for hosting summer gatherings or simply relaxing after a long day. For peace of mind, the home features new monitoring cameras in the front and back, along with a top-tier security system to keep you and your family safe. The oversized double garage is a

handyman's dream, equipped with 220 service and a built-in workbench. The basement offers even more possibilities with its own entrance, egress windows, and the potential for a secondary rental suite. Live up and rent down—an incredible opportunity to generate additional income! Located on a quiet street in Cedarbrae, this home offers more than just comfort and style. You're only minutes away from the Ring Road, with easy access to schools, shopping, and playgrounds—making it the perfect blend of convenience and community. In a market this hot, homes like this are selling as fast as they're listed. Don't miss your chance to call this beautifully maintained, fully upgraded bungalow your own. Contact us today to schedule a viewing, and take the next step toward making this dream home your reality.