

616 Cedarille Way SW
Calgary, Alberta

MLS # A2167615



\$859,900

Division:	Cedarbrae		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Lev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Quartz Counters, See Remarks, Storage		
Inclusions:	N/A		

Absolutely stunning 4 level split in the well established community of Cedarbrae spanning over 4 levels and almost 2300 total sq ft of pristine living space. Completely renovated & transformed from top to bottom, this 4 bedroom, 3.5 bath home is truly show-stopping. The modern main level welcomes you to an open concept living room that connects seamlessly to the kitchen and dining room all finished in beautiful neutral luxury vinyl plank flooring. The trendy kitchen is highlighted by quartz counters, central island with custom fluting detailing, sleek white cabinetry, under-cabinet lighting and premium stainless steel appliances including a smart LG fridge. Moving to the spacious living room where you will find a floor to ceiling brick facing gas fireplace and large windows to soak in all the natural light. A total of 3 bedrooms are located on the upper level, including a spacious primary bedroom which boasts a stunning ensuite. A main bathroom for shared access has a spa-like feel with trendy tile floors & walls, custom feature wall, black hardware and a glass shower. The lower level provides an additional family room with wood burning fireplace, a good sized guest bedroom and a 3 pc bathroom with a Steam Shower to complete this level. Moving down to the basement that has been meticulously finished with the same beauty as the rest of the home you’ll find entertainers dream – a large recreation room with a flawless wet bar! Unique zen-like garden feature, electric fireplace, stairway lighting & beautiful bar will be sure to WOW all your guests. Step outside to your own backyard oasis with custom stone walkways with landscape lighting leading around the yard, then gather at the centre of it all, a beautiful fire pit with seating, perfect for hosting summer gatherings! The spacious yard is fully fenced with mature trees and offers an oversized double

detached garage, tons of additional parking, and as a bonus, the seller is including a brand new master built 900 series smoker BBQ/Pizza oven! Additional upgrades include brand new full A/C, custom lighting throughout the entire house and steam shower! This property is nestled on a quiet street with walking distance to the school, a very short drive to the new Stoney trail, and close to all essential amenities, pathways and parks. This home has so many incredible details, so much thought was gone into the design and is truly a must-see!