

# \$749,900 - 11 Cedarbrook Way Sw, Calgary

MLS® #A2235250

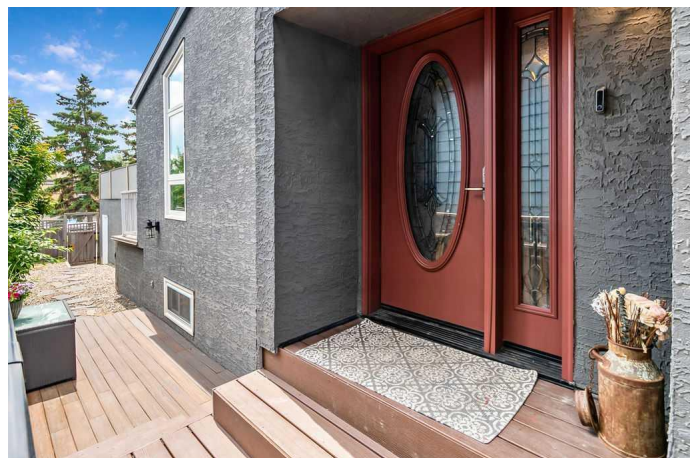
**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,321 sqft

Residential on 0.10 Acres

Cedarbrae, Calgary, Alberta

Welcome to 11 Cedarbrook Way located in the family-oriented community of Cedarbrae! This stunning 2-storey residence offers exceptional comfort, space, and style. With 5 bedrooms, 3.5 bathrooms, and over 3,700 square feet of developed living space, this home is designed to meet the needs of growing families and those who love to entertain. From the moment you enter, you'll be impressed by the thoughtful layout, elegant design choices, and high-end finishes throughout. The main floor features hardwood floors that lead into the spacious living room, with a vaulted ceiling and an incredible amount of windows that stream natural, south-facing sunlight. The main floor seamlessly connects to the private back deck where it's a perfect space for morning coffee or hosting summer BBQs. The newly updated kitchen is a chef's dream with modern, stainless steel appliances, rich granite countertops, a breakfast bar and custom pantry cabinetry that offers both function and style. The cozy nook opens into a second living space, where you'll find a more formal dining area and a unique step-down sunroom, ideal for relaxing with a book or soaking up the afternoon sun. You will also find the laundry room & half bathroom to finish off the main floor. Upstairs, retreat to the spacious primary suite, complete with a luxurious steam shower in the ensuite, perfect for unwinding after a long day. Two additional bedrooms (one with a loft) and a well-appointed 4-piece bathroom complete the upper level. The fully developed



basement has been beautifully redone and boasts two expansive entertainment areas, perfect for movie nights, games, or multi-generational living. There's also suite (illegal) potential, thanks to thoughtful design elements including a second laundry hookup & loads of cabinet space. There are two large bedrooms and another full 4-piece bathroom on the lower level, making it a fantastic space for guests or family alike. Completing the home is a double detached garage with a separate entrance to your beautifully landscaped side yard, that leads directly to your back-alley access! Whether you're looking to accommodate a large family or simply want extra room to live and grow, this property checks all the boxes. A harmony of luxury, functionality, and flexibility - this home wont last long – call your favourite realtor today!

Built in 1980

**Essential Information**

MLS® #	A2235250
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,321
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	11 Cedarbrook Way Sw
Subdivision	Cedarbrae

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3Y2

### Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Driveway
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Courtyard, Storage, Dog Run
Lot Description	Back Lane, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, See Remarks, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stucco, Other
Foundation	Wood

### Additional Information

Date Listed	June 27th, 2025
Days on Market	20
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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