

# \$648,000 - 3043 Cedar Ridge Drive Sw, Calgary

MLS® #A2247401

**\$648,000**

3 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.13 Acres

Cedarbrae, Calgary, Alberta

This property is all about LOCATION! Discover the tranquility of a spacious 4-level split home on a large mature lot in Cedarbrae, with underground sprinklers and backing to a quiet green space.

Walk inside to a spacious L-shaped living and dining room flowing into a functional, bright kitchen with plenty of cabinets, newer wall oven, cook top on the center island all overlooking the yard.

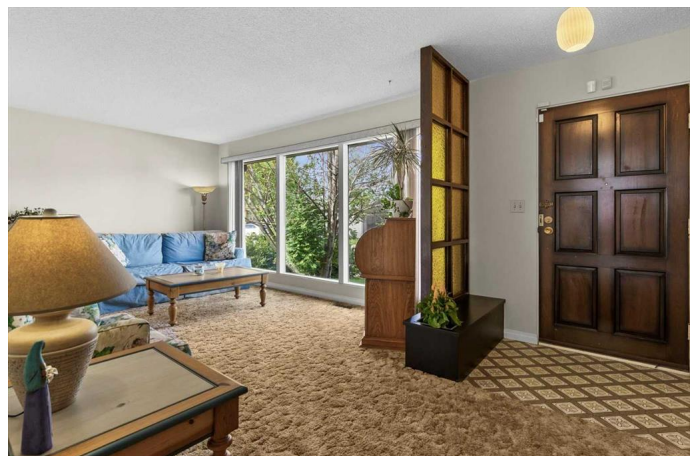
One level up, the primary bedroom includes a 2-piece ensuite and a sunny four-season room with direct access to the backyard. Two additional bedrooms and a 4-piece bath complete this level. Gather on the third level in a bright family room featuring a log-lighting wood-burning fireplace, a built-in entertainment unit, wet bar and a 3-piece bathroom with shower. And don't miss the fourth level where you'll find a versatile

games or theatre room and a spacious laundry/storage area with shelving. (Note: the freezer is included!)

The backyard is a private retreat combining mature landscaping and a full deck covering most of the ground area. The oversized' 24'x24' detached garage provides plenty of room for vehicles, tools, or hobbies.

Home Updates include: new furnace 2 years, Hot

water tank 2 years, new shingles 10 years, kitchen wall oven 5 years, new fence and deck 7 years. This solid family home has



endless potential in a prime location waiting for your personal touches and modern updates.  
Walking distance to elementary schools and close to shopping, South Glenmore Park, Southland recreation center. Easy access to Stoney Trail/Tsuut'ina.

Built in 1973

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247401      |
| Price          | \$648,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,118         |
| Acres          | 0.13          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3043 Cedar Ridge Drive Sw |
| Subdivision | Cedarbrae                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 2B3                   |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Detached, On Street |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Storage                                                                                               |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Gas Log, Wood Burning                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                         |

## Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Playground, Private Entrance, Private Yard, Rain Gutters, Storage                                                    |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Level, Private, Street Lighting, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                |
| Construction      | Brick, Stucco, Wood Frame                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 15                |
| Zoning         | R-CG              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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