

# **\$874,900 - 472 Cedarille Crescent Sw, Calgary**

MLS® #A2250015

**\$874,900**

4 Bedroom, 4.00 Bathroom, 1,746 sqft

Residential on 0.16 Acres

Cedarbrae, Calgary, Alberta

OPEN HOUSE August 23 & 24. Welcome to this stunning fully renovated two storey gem in the fantastic SW neighbourhood Cedarbrae! Easy access to schools, shopping, parks and Stoney trail. On a quiet street with playground this 4 bedroom 3.5 bathroom home offers gorgeous curb appeal with a west facing covered front porch and attached garage. New LVP wide plank flooring, newer windows, fully painted and updated. Front foyer with closet, bright living room with fireplace. Large U shaped kitchen boasts new white Cafe Series appliances, microwave drawer and double oven stove with pot filler. Quartz counters with seating on peninsula. Large cupboard pantry and lovely window views to the backyard. Dining room with access to rear deck for summer grilling. The main floor also features an office with rear deck access, a 3pc bathroom / laundry with new washer & dryer and smart laundry chute from the upper level. The upper level offers 2 large bedrooms serviced by 5 pc bathroom. The primary bedroom with walk in closet, ensuite - bidet toilet, shower and vanity with storage. Downstairs opens to a large recreation room, 4th bedroom with large closet, 3pce bathroom, storage room (or gym) and massive storage within utility room. Huge backyard with full length partially covered back deck, beautifully landscaped with patio and firepit for entertaining. This move in ready 4 bedroom is perfect for families needing more space to grow!



Built in 1986

## Essential Information

MLS® #	A2250015
Price	\$874,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,746
Acres	0.16
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	472 Cedarille Crescent Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2H7

## Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Bidet, Recessed Lighting
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 20th, 2025
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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