



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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191 Cedarwood Lane SW
Calgary, Alberta

MLS # A2267113



\$450,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, See Remarks, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

This could be your new HOME! A beautiful townhome with 3 bedrooms & 2.5 bath has tastefully been updated while the Seller lived here, including flooring, and granite in kitchen and bathrooms. The eat in kitchen has higher end appliances including a Viking Fridge and Gas Range. There is a balcony off the kitchen perfect for BBQs and enjoying the morning sun. The living room has no shortage of space and there is certainly room for a dining table too! Upstairs are 3 nice size bedrooms with the master having a walk through closet and 3 piece bathroom. The laundry is conveniently located on this floor too! The garage was renovated years ago with a room added at the back. There is a separate entrance out to a small patio and green space. Garage will fit a truck. Stonecroft of Cedarbrae has a great walk score. Close to shops, schools and bus routes. IMMEDIATE possession available.