

531 Cedarille Crescent SW Calgary, AB T2W2H6

**Residential
Incomplete
Banner:**

A2167384

Charming Bungalow in Cedarbrae – Over 3000 SqFt of Living Space with Rental Potential!

DOM: 0 **LP:** \$747,000.00
CDOM: **OP:**



Class: Detached	City: Calgary
County: Calgary	Subdivision: Cedarbrae
Type: House	Ttl Beds: 5
Levels: One	F/H Bth: 3/0
Year Built: 1973	RMS SQFT: 3,017.00
LINC#: 0018332627	LP/SF: \$247.60
Arch Style: Bungalow	Suite: Suite - Illegal
Possession: Negotiable	
Lot Dim:	Lot Size: 6447 SqFt
Front Length: 18.66M 61`3"	Lot Depth: M'
Legal Desc: 731178;9;32	
Legal Pln: 731178 Blk: 9 Lot: 32 Condo: No	

Zoning: R-C1	Tax Amt/Yr: \$3,839.00/2024
Title to Lnd: Fee Simple	Loc Imp Amt:
Disclosures: No Disclosure	Front Exp: SW
Restrict: None Known	

Public Remarks: Open House Saturday September 21 from 2-4pm... Welcome to Cedarbrae, one of Calgary's most sought-after communities where this remarkable property is waiting to become your new home. In today's market, homes like this don't stay available for long—and once you step inside, you'll see why. Imagine living in a former Makoi showhome, now upgraded for modern living while still retaining its unique charm. This spacious bungalow boasts over 3,000 square feet of fully developed space, offering 5 bedrooms and 3 bathrooms—ideal for a growing family or those who love extra room. Vaulted ceilings and elegant wood beams add a sense of warmth to the living area, while the large windows—many recently replaced—bring in an abundance of natural light, creating a bright and welcoming environment. This home has been lovingly maintained and upgraded over the years. The kitchen, completely renovated in 2022, features sleek cabinetry and SS appliances, while the bathrooms underwent a remodel in 2019, giving you peace of mind and modern comfort. Enjoy energy efficiency with a new hot water heater installed in 2021, as well as a cozy electric heating fireplace perfect for chilly Calgary evenings. The home's fresh paint, inside and out, along with stylish modern light fixtures in the kitchen and dining areas, make this home move-in ready. Outside, you'll find more than just a backyard—this is your private oasis. A repurposed and freshly repainted gazebo sits alongside wrap-around concrete patios complete with lighting, perfect for hosting summer gatherings or simply relaxing after a long day. For peace of mind, the home features new monitoring cameras in the front and back, along with a top-tier security system to keep you and your family safe. The oversized double garage is a handyman's dream, equipped with 220 service and a built-in workbench. The basement offers even more possibilities with its own entrance, egress windows, and the potential for a secondary rental suite. Live up and rent down—an incredible opportunity to generate additional income! Located on a quiet street in Cedarbrae, this home offers more than just comfort and style. You're only minutes away from the Ring Road, with easy access to schools, shopping, and playgrounds—making it the perfect blend of convenience and community. In a market this hot, homes like this are selling as fast as they're listed. Don't miss your chance to call this beautifully maintained, fully upgraded bungalow your own. Contact us today to schedule a viewing, and take the next step toward making this dream home your reality.

Directions:

Rooms & Measurements

Baths:	2P 0 3P 0 4P 2 5P 0 6P 0	Bed Abv: 3	Main: 146.32	Mtr2 1,575.00	SqFt
EnSt Bth:	0 1 0 0 0	Rms Abv: 10	Blw Grade: 133.97	Mtr2 1,442.00	SqFt
			Total AG: 280.29	Mtr2 3,017.00	SqFt

Garage Dims (L x W): 21`1" x 19`4"

Property Information


Basement: Separate/Exterior Entry, Finished, Full, Suite	Laundry Ft: In Basement
Heating: Forced Air, Natural Gas	Cooling: None
Construction: Stucco, Wood Frame	Fireplaces: 1/Electric, Family Room
Foundation: Poured Concrete	Flooring: Laminate
Exterior Feat: Private Entrance, Private Yard, Storage	Fencing: Fenced
Roof Type: Asphalt	Balcony: See Remarks
Reports: RMS Supplements	
Parking: 220 Volt Wiring, Double Garage Detached, Driveway	Total: 2
Features: Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Solar Tube(s), Stone Counters, Vaulted Ceiling(s)	
Comm Feature: Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights	
Lot Features: Back Yard, Front Yard, Landscaped, Level, Street Lighting, Paved, Treed	
Goods Include: Gazebo, Shed, Security System and Cameras	
Appliances: Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings	
Other Equip: None	
Goods Exclude: N/A	

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	6`8" x 5`8"	Kitchen	Main	18`2" x 9`5"
Pantry	Main	2`0" x 2`1"	Dining	Main	12`1" x 9`11"
Living	Main	18`2" x 12`5"	Living	Main	18`3" x 12`10"
Other	Main	11`5" x 9`5"	Game	BSMT	22`11" x 25`0"
Other	Main	56`6" x 16`1"	Frn/Util	BSMT	12`8" x 15`7"
Cld Rm	BSMT	11`10" x 5`3"	Storage	BSMT	9`3" x 17`8"
Primary Bed	Main	10`10" x 14`5"	Bedrm	Main	14`3" x 10`5"

Bedrm	Main	10`11" x 10`5"	3.33M x 3.18M	Bedrm	BSMT	11`1" x 10`3"	3.38M x 3.12M
Bedrm	BSMT	12`6" x 11`6"	3.81M x 3.51M	4pc Bathroom	Main	4`11" x 8`4"	1.50M x 2.54M
3pc Ensuite bath	Main	9`7" x 5`6"	2.92M x 1.68M	4pc Bathroom	BSMT	4`11" x 8`11"	1.50M x 2.72M

Agent & Office Information

List Agent:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	09/20/2024
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	01/19/2025
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/Front Door	Dower Rt:	
Owner Name:	Nasr	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com		

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