

# \$749,900 - 2804 Cedarbrae Drive Sw, Calgary

MLS® #A2210704

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,100 sqft  
Residential on 0.11 Acres

Cedarbrae, Calgary, Alberta

Open House Saturday April 12th 1PM- 3PM and Sunday April 13th 1PM-3PM. Welcome to this fully updated family home, offering nearly 2,000 sq. ft. of developed living space and backing onto a park with a playground. Move-in ready and thoughtfully renovated over the past three years, this 3-bedroom, 2.5-bathroom home with a double garage features extensive upgrades, including a new roof (2023), updated electrical, recently replaced windows, new exterior doors, renovated kitchen and bathrooms, flooring, ceilings, and more. Step inside to an open-concept main floor with vinyl plank flooring throughout, offering plenty of natural light. The living room seamlessly flows into the dining area and the fully renovated kitchen, which features a large island with quartz countertops, ample storage, built-in bar fridge, stainless steel appliances, and a bay window overlooking the park. Just off the kitchen, a thoughtfully designed mudroom includes a built-in bench, extra closet space, and direct access to the backyard. Upstairs, you'll find three good sized bedrooms, including a primary bedroom with a modern 2-piece ensuite. The recently updated main bathroom features a new vanity and updated tilework. Two additional bedrooms, both with built-in closets and new windows, complete this level, along with a convenient linen closet for extra storage. The lower level is featuring a family room with a custom electric fireplace wall and built-in 7.1 surround sound—perfect for movie



nights. Just off the family room is a versatile den or home office, along with a spacious and beautifully finished 3-piece bathroom, complete with a large walk-in shower. The finished basement also provides additional living space for a rec room, along with plenty of storage and a laundry area. The home includes a water softener, a hot water tank replaced in 2016, and a well-maintained furnace.

The spacious backyard includes a patio, shed, and raspberry bushes at the back. With direct access to the park and playground, it's perfect for families. The insulated double detached garage provides secure parking and attic storage. Located in a quiet, family-friendly neighbourhood, you're within walking distance to K-9 schools (public and separate), daycare, and just minutes from Stoney Trail, Glenmore Reservoir, Fish Creek Park, walking paths, tennis courts, and an off-leash dog park.

Built in 1973

### **Essential Information**

MLS® #	A2210704
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.11
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address 2804 Cedarbrae Drive Sw

Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1X9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Insulated
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Soaking Tub, Storage, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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