

\$869,900 - 616 Cedarille Way Sw, Calgary

MLS® #A2200150

\$869,900

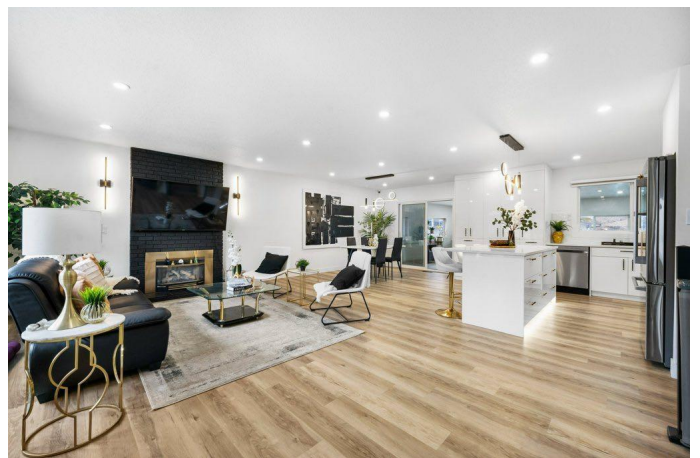
4 Bedroom, 4.00 Bathroom, 1,231 sqft
Residential on 0.16 Acres

Cedarbrae, Calgary, Alberta

Your dream home awaits! This absolutely stunning 4-level split in the well-established community of Cedarbrae has been completely transformed from top to bottom, inside and out, everything has been done including electrical & plumbing, windows, the list goes on! Highlighting incredible features throughout, this 4-bedroom, 3.5-bathroom home offers over 2,500 sq. ft. of meticulously renovated details like no other!

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The modern main level welcomes you with an open-concept living room that flows seamlessly into the kitchen and dining area, all finished in elegant, neutral-toned luxury vinyl plank flooring. The trendy kitchen features quartz countertops, a central island with custom fluting detailing, sleek white cabinetry, under-cabinet lighting, and premium stainless steel appliances, including a smart LG fridge. A newly added pantry and front storage cabinet along with heated enclosed sunroom (not included in RMS) complete this level. The spacious living room is highlighted with a stunning floor-to-ceiling brick-faced fireplace and large windows that flood the space with natural light. The upper level is home to three generously sized bedrooms, including a luxurious primary retreat with a spa-like ensuite. The main bathroom, showcases trendy tile floors and walls, a custom feature wall, black hardware, and a glass-enclosed bath tub & shower. On the lower level, you'll find a cozy family room with a charming



wood-burning fireplace, a spacious guest bedroom, and a modern 3-piece bathroom featuring a steam shower. The basement is an entertainer's paradise, offering a large recreation room complete with a unique zen-like garden feature, an electric fireplace, stairway lighting, and a beautifully crafted wet bar that will impress all your guests.

The exterior has been completely updated with brand-new siding, roof, soffit, and fascia, ensuring durability and curb appeal. A brand-new HUGE driveway offers ample space to park a trailer, boat, or up to six vehicles. The garage is now fully insulated and heated, making it a perfect workspace year-round. Step outside to your private backyard oasis, where brand new concrete walkways & patio space lead you to the centerpiece—a gorgeous fire pit with built-in seating and a newly constructed backyard bar with lighting enhances the entertainment space and is perfect for hosting summer gatherings. Additional outdoor features include a covered patio beside the heated sunroom, ideal for a hot tub or storage for your outdoor toys.

The house is nestled on a superbly QUIET STREET. Situated on this RCG - HUGE LOT at 62 feet x 110 feet. Location is everything at this home! If you are looking for unmatched access to nature/active lifestyle: Glenmore reservoir, tennis courts, playground, walking paths, off-leash dog park. This property is more than just a home—it's a thoughtfully designed masterpiece with incredible attention to detail and is perfect for any family wanting modern luxuries with the charm of an established neighbourhood!

Built in 1973

Essential Information

MLS® #	A2200150
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,231
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	616 Cedarille Way Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2G7

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Lighting, Other, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, Private, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Other

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 27

Zoning R-CG

Listing Details

Listing Office eXp Realty

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