

\$580,000 - 3043 Cedar Ridge Drive Sw, Calgary

MLS® #A2247401

\$580,000

3 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.13 Acres

Cedarbrae, Calgary, Alberta

This property is all about LOCATION! Discover the tranquility of a spacious 4-level split home on a large mature lot in Cedarbrae, with underground sprinklers and backing to a quiet green space.

Walk inside to a spacious L-shaped living and dining room flowing into a functional, bright kitchen with plenty of cabinets, newer wall oven, cook top on the center island all overlooking the yard.

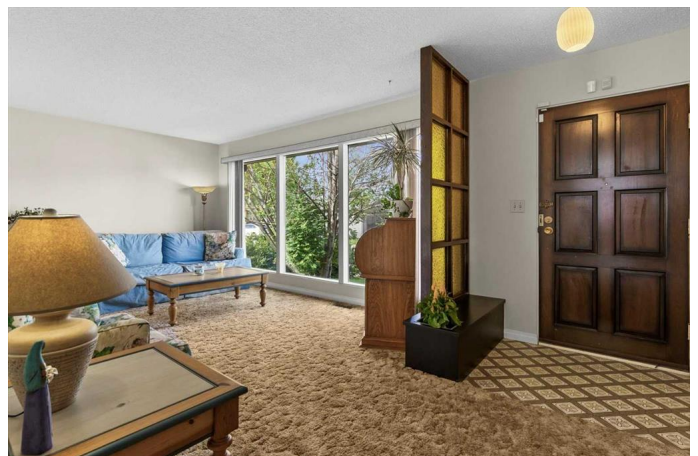
One level up, the primary bedroom includes a 2-piece ensuite and a sunny four-season room with direct access to the backyard. Two additional bedrooms and a 4-piece bath complete this level. Gather on the third level in a bright family room featuring a log-lighting wood-burning fireplace, a built-in entertainment unit, wet bar and a 3-piece bathroom with shower. And don't miss the fourth level where you'll find a versatile

games or theatre room and a spacious laundry/storage area with shelving. (Note: the freezer is included!)

The backyard is a private retreat combining mature landscaping and a full deck covering most of the ground area. The oversized' 24'x24' detached garage provides plenty of room for vehicles, tools, or hobbies.

Home Updates include: new furnace 2 years, Hot

water tank 2 years, new shingles 10 years, kitchen wall oven 5 years, new fence and deck 7 years. This solid family home has



endless potential in a prime location waiting for your personal touches and modern updates.
Walking distance to elementary schools and close to shopping, South Glenmore Park, Southland recreation center. Easy access to Stoney Trail/Tsuut'ina.

Built in 1973

Essential Information

MLS® #	A2247401
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,118
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3043 Cedar Ridge Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2B3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, On Street
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings, Freezer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Playground, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Level, Private, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	21
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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