

# \$875,000 - 44 West Cedar Rise Sw, Calgary

MLS® #A2217399

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,012 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 10, 1-4PM

Just renovated-Ideal West Springs location in a quiet Cul-de-sac on an extra-long 125' lot!

This fully finished, freshly painted home offers everything your family needs. Enter to a

spacious front foyer with high 2 storey ceilings and ample room for shoes and coats. The

main living area boasts an open kitchen-with new appliances-to dining area and great room with corner fireplace and new ceiling fan, all

with 9' ceilings. Note the large versatile pantry, extra storage closet and convenient main floor laundry with brand new washer and dryer. The

upper level showcases a large, sunny, south facing bonus room, plus 3 spacious bedrooms and 2 full baths, one of which is the master ensuite. In the fully finished lower level, you

will find a 4th bedroom, another full bath, family room with RADIANT INFLOOR HEAT - perfect for chilly winter days! Outside, enjoy

the mature, extra-long 125' yard with underground sprinklers, and a convenient storage shed. New roof shingles were just

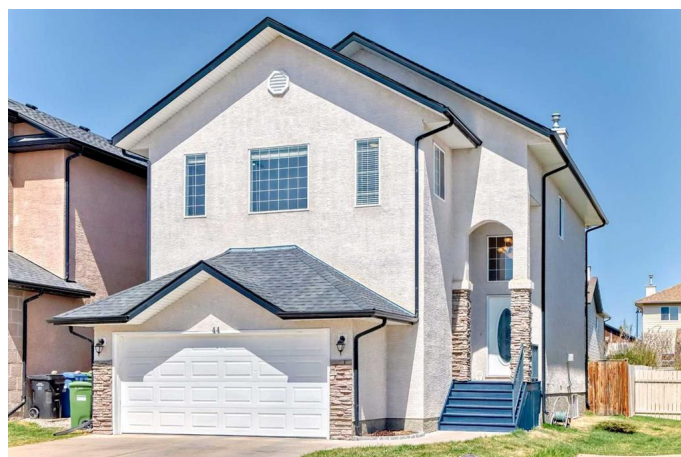
installed! West Springs is highly sought after with quick access to top schools including

West Springs Primary and West Ridge Middle Schools plus St Joan of Arc Catholic and Waldorf and Calgary French and International private schools close by. Plus, Ernest

Manning High School is a short drive away. Lastly, enjoy quick access to downtown, or the

69 ST LRT, and the new Stoney Trail! This is a fantastic home in a fantastic location - don't

miss out!!



Built in 2002

## Essential Information

MLS® #	A2217399
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,012
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	44 West Cedar Rise Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5E2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement Yes  
Basement Finished, Full

Exterior

Exterior Features Other  
Lot Description Cul-De-Sac, Landscaped, Le  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025  
Days on Market 4  
Zoning R-G

Listing Details

Listing Office RE/MAX House of Real Estate



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