

# \$849,900 - 44 West Cedar Rise Sw, Calgary

MLS® #A2194674

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,012 sqft  
Residential on 0.10 Acres

West Springs, Calgary, Alberta

PRICE REDUCED-Ideal West Springs location in a quiet Cul-de-sac on a extra long 125' lot! In highly sought after West Springs, this fully finished 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 to dining area and great room with corner fireplace, all with 9' ceilings. Note the large versatile pantry, extra storage closet and convenient main floor laundry. 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. West Springs is highly sought after with quick access to top schools including West Springs Primary and WestRidge Middle Schools plus St Joan of Arch Catholic and Waldorf and Calgary French and International private schools close by. Pjus, Ernest Manning High School is a short drive away. Lastly, enjoy quick access to downtown, or the 69 ST LRT, and the new Stoney Tr! This is a fantastic home in a fantastic location-don't miss out!



Built in 2002

## Essential Information

MLS® #	A2194674
Price	\$849,900
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 February 14th, 2025  
 Days on Market 48  
 Zoning R-G

**Listing Details**

Listing Office RE/MAX House of Real Estate



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Client: Richard Kim

February 12, 2025

Job #: 060430

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