

\$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!



Disclaimer: To be used only for the marketing of the subject property and shown by the client listed below and/or their parties directly connected to the marketing process. May not be published, distributed or used for other purposes. Basic dimensions of the expanded space are shown in black. Please accuracy is to be not guaranteed for appropriate for any kind of architectural consideration.

Client: Richard Kim

February 12, 2025

Job #: 060430

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



44 West Cedar Rise SW, Calgary - UPPER 1



Additional Information

Date Listed February 14th, 2025
 Days on Market 54
 Zoning R-G

Listing Details

Listing Office RE/MAX House of Real Estate



Disclaimer: To be used only for the marketing of the subject property and only by the client listed below and/or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the proposed/typical interior layout. Precise accuracy is scale not guaranteed. Not appropriate for any kind of architectural consideration.

Client: Richard Kim

February 12, 2025

Job #: 060430

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.