



44 West Cedar Rise Calgary Alberta

\$899,000

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! (id:6769)

3pc Bathroom 4.67 Ft x 9.08 Ft
Furnace 11.83 Ft x 9.00 Ft
Bedroom 11.83 Ft x 12.42 Ft
Family room 12.33 Ft x 29.17 Ft
Living room 15.00 Ft x 17.25 Ft
Dining room 11.17 Ft x 8.25 Ft
Kitchen 8.67 Ft x 12.67 Ft
Pantry 2.33 Ft x 2.33 Ft
Storage 5.08 Ft x 4.67 Ft
2pc Bathroom 5.92 Ft x 8.75 Ft

Other 5.17 Ft x 14.58 Ft
Other 13.50 Ft x 9.75 Ft
Primary Bedroom 10.58 Ft x 15.08 Ft
Other 3.50 Ft x 8.33 Ft
Bedroom 10.83 Ft x 12.58 Ft
4pc Bathroom 8.58 Ft x 8.42 Ft
4pc Bathroom 8.83 Ft x 4.92 Ft
Bedroom 13.08 Ft x 10.50 Ft
Bonus Room 21.08 Ft x 11.42 Ft

Listing Presented By:



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