



## 76 West Cedar Rise Calgary Alberta

\$1,349,999

Welcome to this stunning 3,035 sqft above grade 2-storey home located at the end of a quiet cul-de-sac in the highly sought-after SW community of West Springs. This property backs directly onto a serene ravine and features a fully finished walkout to grade basement with a heated triple-car garage. With 5 bedrooms, 3.5 bathrooms and luxury finishes throughout, this home offers the perfect blend of comfort and sophistication. The main floor boasts rich hardwood flooring, a private office, a spacious dining room, and a gourmet kitchen outfitted with over \$30,000 in brand-new GE Cafe appliances with Quartz countertops. The living room centers around a cozy gas fireplace, while the impressive laundry room features brand-new GE appliances, a built-in island, sink, and in-floor heating. Step out onto the expansive balcony, complete with a gas line for convenient summer BBQs. The property also features in home entertainment system in the basement, primary bedroom en-suite and kitchen. The bonus room has rough ins in place. Upstairs, you'll find a vaulted-ceiling bonus room with a second gas fireplace, 3 large bedrooms, and a beautifully updated main bathroom. The luxurious primary suite offers his and hers walk-in closets and a spa-inspired ensuite with quartz countertops, in-floor heated tile, double sinks, a built-in makeup vanity with Quartz countertop, jetted tub, walk-in shower with double shower heads and a private toilet area. The walkout basement includes high ceilings, a spacious bedroom, a den that could be used as an additional bedroom, a dry bar with mini fridge, a full bathroom with heated flooring, and fully heated floors throughout the lower level with 2-zone control. Outside, enjoy a fully landscaped backyard oasis and unwind in the recently fully serviced hot tub and hassle free 2 zone irrigation system. This exceptional home combines premium location...

Bonus Room 18.92 Ft x 15.00 Ft

Bedroom 16.00 Ft x 8.92 Ft

Primary Bedroom 17.08 Ft x 15.83 Ft

5pc Bathroom 18.67 Ft x 9.00 Ft

Other 9.00 Ft x 5.58 Ft

Other 5.67 Ft x 5.33 Ft

Furnace 10.00 Ft x 7.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 13.25 Ft x 9.33 Ft

Bedroom 10.83 Ft x 8.92 Ft

Family room 20.25 Ft x 15.33 Ft

Recreational, Games room 20.50 Ft x 22.42 Ft

a

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://kandilrealestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Foyer	14.83 Ft x 7.58 Ft	Other	7.08 Ft x 4.17 Ft
Bedroom	10.50 Ft x 9.17 Ft	Den	10.42 Ft x 8.83 Ft
4pc Bathroom	10.50 Ft x 4.92 Ft	Other	6.92 Ft x 5.33 Ft
Bedroom	13.25 Ft x 9.33 Ft		