

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

MLS® #A2217399

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,012 sqft

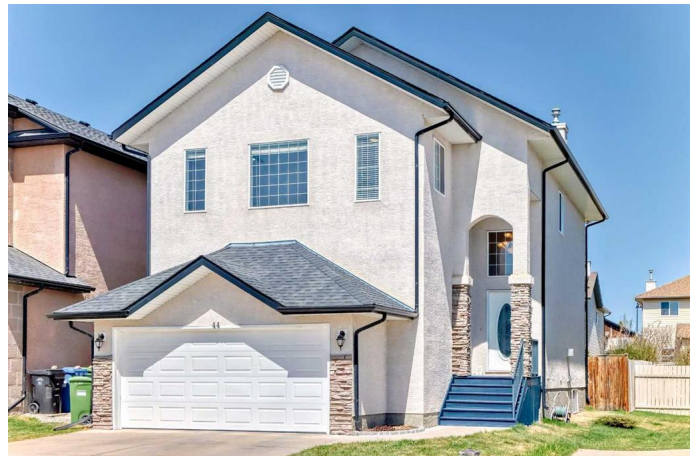
Residential on 0.10 Acres

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!!



44 West Cedar Rise SW, Calgary - MAIN



Room	Dimensions
Living	15'0" x 17'3"
Dining	11'2" x 8'3"
Kitchen	8'8" x 12'8"
Pantry	2'4" x 2'4"
Storage	5'1" x 4'8"
Bedroom 2P/Laundry	5'11" x 8'9"
Attached Garage	19'10" x 21'5"
Entry	5'2" x 14'7"
Deck	13'6" x 9'9"

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 May not be published, distributed or used for other purposes.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 dimensions of the proposed improvements are shown. No other accuracy is to be guaranteed. Not appropriate for any kind of architectural considerations.

Client: Richard Kim

February 12, 2025

Job #: 060430

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 5  
Zoning R-G

Listing Details

Listing Office RE/MAX House of Real Estate



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.