

# \$1,045,000 - 42 West Cedar Point Sw, Calgary

MLS® #A2231234

**\$1,045,000**

6 Bedroom, 4.00 Bathroom, 2,644 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Extra Large Family Home in highly sought after West Springs, this one is a **MUST SEE!!** Walk in and be greeted with a 2 STOREY foyer and formal dining room, adjacent to a formal dining room, and then continue on to the family hang out OPEN Floor Plan of Kitchen, Dining and Family Room with gorgeous **BUILT-INS**. Note the expansive space throughout, Big Living Room, Big Kitchen :). **BONUS** Office Den, and a smartly tucked away half bath and laundry mudroom completes the main floor. Upper floor boasts a **HUGE PRIMARY** bedroom with a **BIG** ensuite bathroom, 3 more additional bedrooms, one of which is so big that it can be converted into a Bonus Room, and another full bathroom. Note the **METAL RAILINGS** up the stairs and into the upper hallway letting in an abundance of natural light. Also upgraded **SKYLIGHTS** in both the upper main bathroom and the primary bathroom. **FULLY FINISHED WALKOUT** Basement with 9' ceilings features another 2 bedrooms, another full bathroom, and a **HUGE Recreation Room** with a bonus **WET BAR!!!** Pool table stays with the house :). **Big BALCONY DECK**, **BIG flat Backyard**, all these in an Amazing location! Close to tons of Amenities and Major Access Routes, check out the **PICTURES**, then **CALL** your Favourite Realtor **FAST** to **VIEW!!**

Built in 2002

## Essential Information



MLS® #	A2231234
Price	\$1,045,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,644
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 West Cedar Point Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5E3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Off Street, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Front Yard, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	8
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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