



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 WEST CEDAR Rise, Calgary T3H 5E2**

MLS®#: **A2194674**      Area: **West Springs**      Listing Date: **02/14/25**      List Price: **\$849,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 14-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **4,488 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,012**  
 Low Sqft:  
 Ttl Sqft: **2,012**

DOM

**53**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Cul-De-Sac,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities:

Room Information

| Room              | Level | Dimensions     | Room             | Level | Dimensions     |
|-------------------|-------|----------------|------------------|-------|----------------|
| Living Room       | Main  | 49`3" x 56`7"  | Dining Room      | Main  | 36`8" x 27`1"  |
| Kitchen           | Main  | 28`5" x 41`7"  | Pantry           | Main  | 7`8" x 7`8"    |
| Storage           | Main  | 16`8" x 15`4"  | 2pc Bathroom     | Main  | 19`5" x 28`9"  |
| Entrance          | Main  | 17`0" x 47`10" | Other            | Main  | 44`3" x 32`0"  |
| Bedroom - Primary | Upper | 34`9" x 49`6"  | Walk-In Closet   | Upper | 11`6" x 27`4"  |
| Bedroom           | Upper | 35`6" x 41`3"  | 4pc Ensuite bath | Upper | 28`2" x 27`8"  |
| 4pc Bathroom      | Upper | 29`0" x 16`2"  | Bedroom          | Upper | 42`11" x 34`5" |

**Bonus Room  
Furnace/Utility Room  
Family Room**

**Upper  
Basement  
Basement**

**69`2" x 37`6"  
38`10" x 29`6"  
40`5" x 95`9"**

**3pc Bathroom  
Bedroom**

**Basement  
Basement**

**15`4" x 29`9"  
38`10" x 40`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0211799**

Remarks

Pub Rmks: **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!**

Inclusions: **basement ceiling projector, rear yard shed**

Property Listed By: **RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















