

\$1,249,900 - 26 West Cedar Point Sw, Calgary

MLS® #A2122726

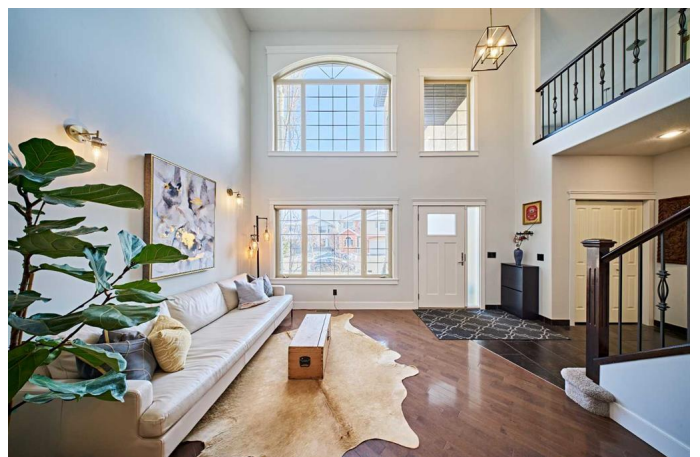
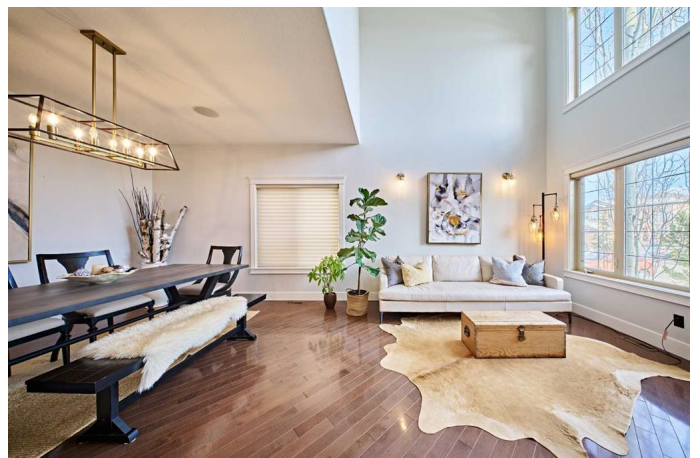
\$1,249,900

5 Bedroom, 4.00 Bathroom, 2,905 sqft

Residential on 0.13 Acres

West Springs, Calgary, Alberta

Welcome to this exceptional home nestled in the sought-after Western Springs community with WALKOUT BASEMENT . Situated on a peaceful cul-de-sac with a serene backdrop of mature trees, this stunning residence boasts over 4,100 square feet of living space and is filled with premium features and finishes. As you enter, you're greeted by beautiful maple hardwood floors that flow throughout the main level, complemented by a grand staircase that adds a touch of elegance. The 17'™ CEILING enhance the spacious feel, while built-in speakers create an ambiance of luxury. The main living area is highlighted by picture windows that frame scenic views and a striking stone fireplace, perfect for cozy gatherings. The gourmet kitchen is a chef's delight, featuring sleek countertops, premium appliances, and ample storage space. Adjacent to the kitchen, the formal dining area provides a perfect setting for enjoying meals with family and friends. Entertainment options abound, with a Bonus Room bathed in southern sunlight, ideal for relaxation and leisure activities. The Primary bedroom is spacious with a retreat area and a luxurious 5-piece ensuite with dual vanities and modern fixtures. Additional bedrooms and bathrooms offer comfort and privacy, ideal for accommodating guests or family members. The fully developed walkout basement with illegal suite offers additional living space, including KITCHEN two additional bedrooms, an open rec room, a games area, and a media



space with a projector and screen, ideal for movie nights. Outside, the private rear yard extends into the trees, creating a tranquil outdoor oasis perfect for relaxation and outdoor activities. This home combines comfort, functionality, and style, offering a prestigious lifestyle. This prime location offers the convenience of being within walking distance of three local schools, as well as nearby amenities, including grocery stores and restaurants. Quick access to Deerfoot Trail and Stoney Trail ensures easy commuting downtown and beyond. Don't miss the opportunity to make this exceptional property your new home—schedule a showing today and experience luxury living in Western Springs!

Built in 2006

Essential Information

MLS® #	A2122726
Price	\$1,249,900
Sold Price	\$1,260,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,905
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	26 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

Interior

Interior Features	Bookcases, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 25th, 2024
Days on Market	6
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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