

\$1,049,900 - 38 West Cedar Place Sw, Calgary

MLS® #A2143709

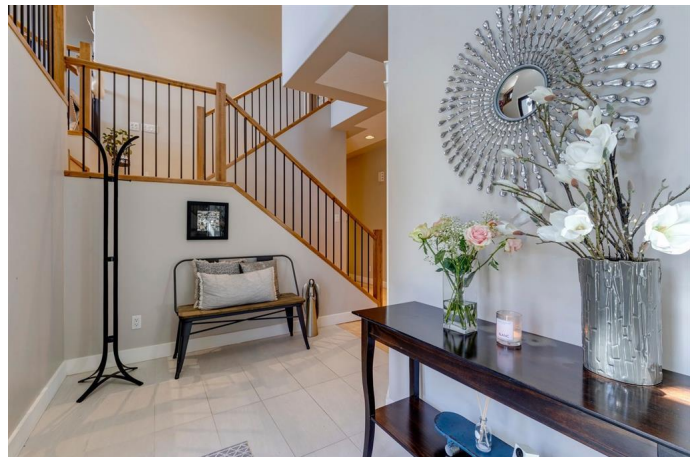
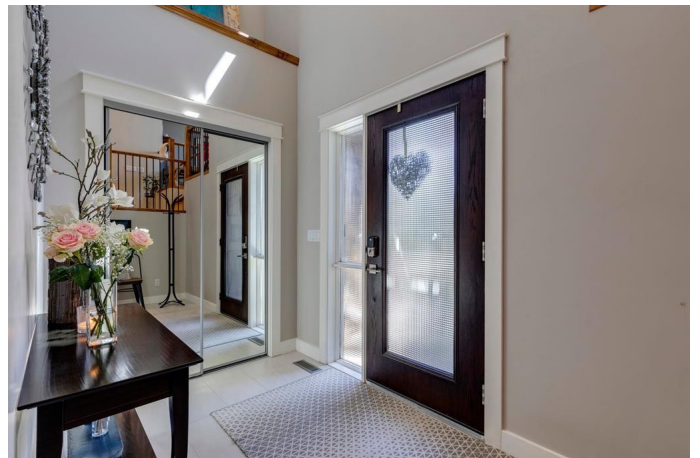
\$1,049,900

4 Bedroom, 4.00 Bathroom, 2,384 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

Situated in stunning West Springs, this home exudes elegance & functionality while being tucked away on a coveted and quiet cul-de-sac. Gorgeous curb appeal presents itself as you walk up the front porch and into 3,500 sq ft of developed living space. Inside is a spacious foyer greeting you with soaring ceilings and a private home office with French doors. Recently redone mat maple hardwood floors make themselves prominent throughout the open concept living space that is ideal for entertaining. The warm and inviting living room is highlighted by a custom site poured concrete fireplace that is sure to be the talk amongst all your guests. The living room offers a large picture window that overlooks the tranquil outdoor living space with mature trees and a covered pergola which is great for entertaining or unwinding after a long day. The kitchen is a true culinary delight with Corian counters, large centre island, bar fridge and wine rack, two toned cabinets adding warmth and contrast, and high-end appliances including a Jenn-Air refrigerator, Viking Professional gas stove and range hood, and Thermador dishwasher. A walk-through pantry ensures there's ample storage and leads to the laundry/mudroom and heated double attached garage. As you ascend to the second level the stairway separates. A large bonus room instantly will capture your attention with large windows adorning it in natural light and a rock-surface feature wall creating a mountain-like retreat. Continuing up you'll find



a full bathroom, and three genres bedrooms including the master. The primary bedroom showcases those stunning maple hardwood floors and offers plenty of room for a sitting area. His/Her walk-in closets lead to the lavish 5pc ensuite complete with glass enclosed shower and jetted corner tub. Downstairs showcases plush carpets and a massive rec room complete with built-ins and media wall, complete with projector and screen. French doors lead to the home gym with added rubber flooring and a fourth bedroom and full bath is ideal for guests or teens. The backyard is a true sanctuary and offers further potential. Shaded and kept private from mature trees, you'll find pure happiness in your surroundings. The basement can be converted to walk-out with its extra deep window wells and there's even room to include a putting green! This home boasts commercial clear x-mas lights that never have to be taken down, Control 4 Home Automation, a fully insulated/heated garage with storage, and has had several updates including the hardwood floors/tiles both redone in 2023, custom cabinets throughout by California Closets, and has been meticulously cared for. The home is located close to the Calgary French & International School, Webber Academy, Rundle College, West Springs School, West Ridge School, and St. Joan of Arc Catholic School. In addition, the property is also in close proximity to great restaurants, shopping, transportation, West Side Rec Center, COP, and the new West 85th Development.

Built in 2006

Essential Information

MLS® #	A2143709
Price	\$1,049,900
Sold Price	\$1,100,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,384
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	38 West Cedar Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5T9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Smart Home, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, Interior Lot, Landscaped, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	June 27th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	0.00

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.