

\$1,050,000 - 25 West Cedar Point Sw, Calgary

MLS® #A2147197

\$1,050,000

5 Bedroom, 4.00 Bathroom, 2,947 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Welcome to your dream home in the heart of the desirable West Springs community in Calgary SW! This property will captivate you with its fabulous features and charming details. Stepping inside the main floor boasts beautifully maintained wide plank hardwood flooring, a soaring 20 ft. cathedral ceiling, and a stunning kitchen with maple cabinets, black granite countertops, and stainless steel appliances, including a brand-new microwave and dishwasher.

But the real showstopper? A hidden gem behind a built-in bookshelf—a secret room perfect for an office, study, or even a podcast studio!

It doesn't end there, after ascending the winding staircase to the carpeted second level, which opens to a large bonus area overlooking the main floor. This well-lit space could be used as a home office or a quiet reading area. The huge primary bedroom is a private haven, featuring a double-sided fireplace shared with the sublime 5 pc ensuite. The ensuite boasts double sinks, a soaker tub, a corner shower, beautiful cabinetry, and a walk-in closet. A loft/alcove accessible from the primary bedroom is perfect for morning coffee or quiet reading. Upstairs You will also find two additional bedrooms that share a walk-through 5 pc bath.

The recently renovated basement adds even more living space, featuring a new bedroom and bathroom, both freshly painted and ready



for your personal touch.

This home is not just about the indoors. The south-facing, fully fenced backyard is a summer entertainer’s dream, with a large deck and no-maintenance poly railing.

Located near major routes like Sarcee and Bow Trails, Highway 1, and 85th Street SW, you're minutes away from shopping, restaurants, playgrounds, schools, and prestigious schools including Webber Academy, Rundle College, and Calgary French & International School.

This home checks all the right boxes for a growing family, don’t miss out on this former show home! Book your viewing today and discover the perfect blend of elegance, comfort, and convenience.

Built in 2003

Essential Information

MLS® #	A2147197
Price	\$1,050,000
Sold Price	\$1,020,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,947
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	25 West Cedar Point Sw
Subdivision	West Springs
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 5E3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Vaulted Ceiling(s)
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	September 6th, 2024
Days on Market	36
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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