\$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.

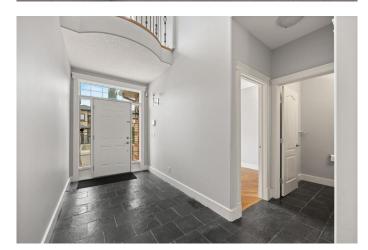
But the real showstopper? A hidden gem behind a built-in bookshelfâ€"a secret room perfect for an office, study, or even a podcast studio!

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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services