

\$1,100,000 - 30 West Cedar Place Sw, Calgary

MLS® #A2157904

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,591 sqft

Residential on 0.11 Acres

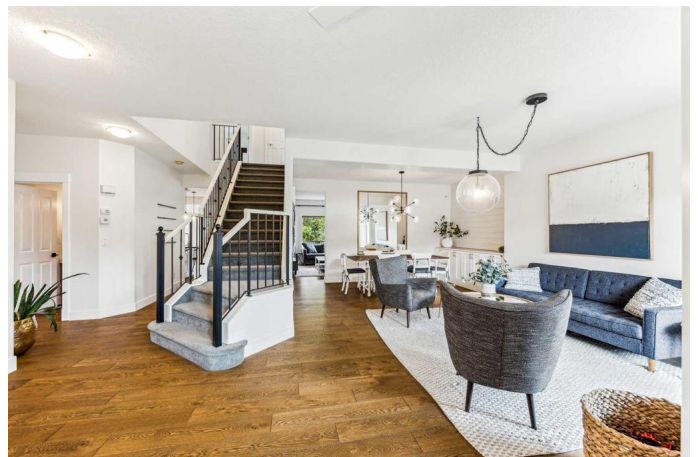
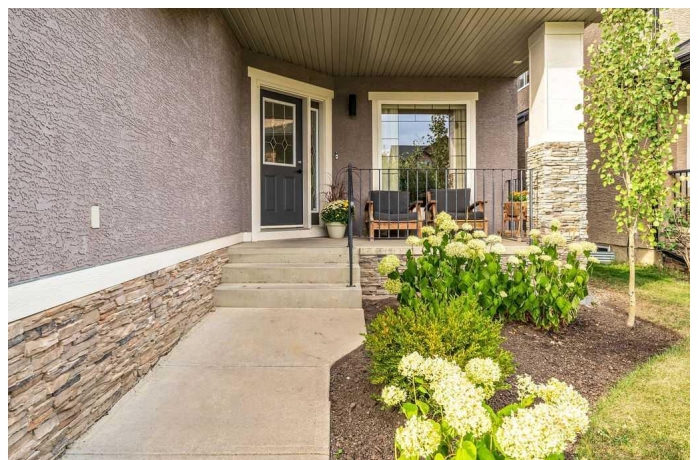
West Springs, Calgary, Alberta

Nestled in the heart of the highly sought-after West Springs community, this stunning 4-bedroom home offers an ideal blend of luxury and location. Situated on a quiet cul-de-sac, this property is perfect for families, with proximity to top-rated schools like West Springs School, West Ridge School, and St. Joan of Arc School.

Spanning over 3,820 square feet of beautifully developed space, this home is designed to impress. The moment you step inside, you'll be greeted by the warmth of updated engineered flooring and an abundance of natural light pouring in from large windows. The main floor features a formal living and dining area, perfect for entertaining, and a chef's dream kitchen equipped with ceiling-high cabinets, a tiled backsplash, granite countertops, and stainless steel appliances.

The inviting family room, complete with a cozy fireplace, offers a perfect spot for relaxation, while the breakfast nook provides direct access to the deck—ideal for morning coffee or evening gatherings. The main floor also includes a versatile walk-through pantry direct to your garage, a convenient laundry room, and a half-bathroom.

Upstairs, the primary suite serves as a luxurious retreat with a spacious walk-in closet and a well-appointed en-suite bathroom



featuring a soaker tub, separate shower, and private toilet. Two additional bedrooms, a 4pc bathroom, and a bonus room complete the upper level.

The fully finished basement extends the living space with a fourth bedroom, an additional full bathroom, a gym area, and an expansive family recreation space (with removable turf), all complemented by ample storage options. The furnace was replaced in 2023, and there's also a newer hot water tank.

With easy access to Stoney Trail, walking distance to both Deville and Starbucks, and proximity to top-tier restaurants, this move-in-ready home offers quick access to downtown Calgary and the majestic Rockies, making it a rare find in a coveted community.

Built in 2005

Essential Information

MLS® #	A2157904
Price	\$1,100,000
Sold Price	\$1,090,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,591
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	30 West Cedar Place Sw
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Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5T9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 23rd, 2024
Days on Market	8
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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