

# \$1,045,000 - 42 West Cedar Point Sw, Calgary

MLS® #A2231234

**\$1,045,000**

6 Bedroom, 4.00 Bathroom, 2,644 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Extra Large Family Home in highly sought after West Springs, this one is a **MUST SEE!!** Walk in and be greeted with a 2 STOREY foyer and formal dining room, adjacent to a formal dining room, and then continue on to the family hang out OPEN Floor Plan of Kitchen, Dining and Family Room with gorgeous **BUILT-INS**. Note the expansive space throughout, Big Living Room, Big Kitchen :). **BONUS** Office Den, and a smartly tucked away half bath and laundry mudroom completes the main floor. Upper floor boasts a **HUGE PRIMARY** bedroom with a **BIG** ensuite bathroom, 3 more additional bedrooms, one of which is so big that it can be converted into a Bonus Room, and another full bathroom. Note the **METAL RAILINGS** up the stairs and into the upper hallway letting in an abundance of natural light. Also upgraded **SKYLIGHTS** in both the upper main bathroom and the primary bathroom. **FULLY FINISHED WALKOUT** Basement with 9' ceilings features another 2 bedrooms, another full bathroom, and a **HUGE Recreation Room** with a bonus **WET BAR!!!** Pool table stays with the house :). **Big BALCONY DECK**, **BIG flat Backyard**, all these in an Amazing location! Close to tons of Amenities and Major Access Routes, check out the **PICTURES**, then **CALL** your Favourite Realtor **FAST** to **VIEW!!**

Built in 2002

## Essential Information



MLS® #	A2231234
Price	\$1,045,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,644
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 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, Driveway, Front Drive, Off Street, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes

Basement	Finished, Full, Walk-Out
----------	--------------------------

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Front Yard, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	25
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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 provided by real estate professionals who are members of CREA. Used under license.