

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

MLS® #A2252175

**\$1,045,000**

6 Bedroom, 4.00 Bathroom, 2,644 sqft

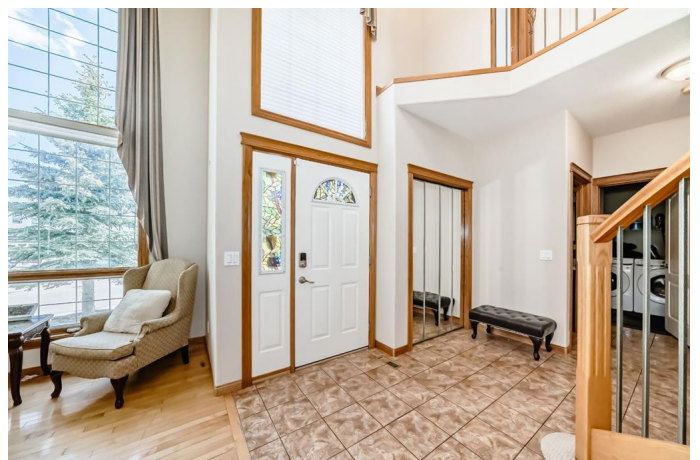
Residential on 0.12 Acres

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 featured, **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® #         | A2252175    |
| 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, On Street |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances        | 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, Street Lighting |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-G               |

**Listing Details**

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

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