

\$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

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|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 39 |
| Zoning | R-G |

Listing Details

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

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