



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**44 West Cedar Rise SW  
Calgary, Alberta**

**MLS # A2217399**



**\$875,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Basement ceiling projector, rear yard shed

OPEN HOUSE SATURDAY MAY 10, 1-4PM Just renovated-Ideal West Springs location in a quiet Cul-de-sac on an extra-long 125' lot! This fully finished, freshly painted home offers everything your family needs. Enter to a spacious front foyer with high 2 storey ceilings and ample room for shoes and coats. The main living area boasts an open kitchen-with new appliances-to dining area and great room with corner fireplace and new ceiling fan, all with 9' ceilings. Note the large versatile pantry, extra storage closet and convenient main floor laundry with brand new washer and dryer. The upper level showcases a large, sunny, south facing bonus room, plus 3 spacious bedrooms and 2 full baths, one of which is the master ensuite. In the fully finished lower level, you will find a 4th bedroom, another full bath, family room with RADIANT INFLOOR HEAT - perfect for chilly winter days! Outside, enjoy the mature, extra-long 125' yard with underground sprinklers, and a convenient storage shed. New roof shingles were just installed! West Springs is highly sought after with quick access to top schools including West Springs Primary and West Ridge Middle Schools plus St Joan of Arc Catholic and Waldorf and Calgary French and International private schools close by. Plus, Ernest Manning High School is a short drive away. Lastly, enjoy quick access to downtown, or the 69 ST LRT, and the new Stoney Trail! This is a fantastic home in a fantastic location - don't miss out!!