



**GRASSROOTS**  
REALTY GROUP

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**18 West Cedar Place SW**  
**Calgary, Alberta**

**MLS # A2245594**



**\$1,250,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | West Springs           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,638 sq.ft.           | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped  |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry |                   |     |

**Inclusions:** none

**OPEN HOUSE:** 10 August 2-4pm ... Nestled in the heart of the highly sought-after West Springs community, this stunning 5-bedroom + office 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 3,772 square feet of beautifully renovated space, this home is designed to impress. The moment you step inside, you'll be greeted by the warmth of new engineered hardwood 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 new chef's dream kitchen equipped with ceiling-high cabinets, a tiled backsplash, quartz 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. 3 additional bedrooms, a 5pc bathroom complete the upper level. The fully finished basement extends the living space with a fifth bedroom + office, an additional full bathroom, second laundry room and a family recreation space, there's also a newer hot water tank and AC. 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.