



GRASSROOTS
REALTY GROUP

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42 West Cedar Point SW
Calgary, Alberta

MLS # A2252175



\$1,045,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,644 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

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!!