

# \$1,349,999 - 76 West Cedar Rise Sw, Calgary

MLS® #A2222645

**\$1,349,999**

6 Bedroom, 4.00 Bathroom, 3,035 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Welcome to this stunning 3,035 sqft above grade 2-storey home located at the end of a quiet cul-de-sac in the highly sought-after SW community of West Springs. This property backs directly onto a serene ravine and features a fully finished walkout to grade basement with a heated triple-car garage. With 5 bedrooms, 3.5 bathrooms and luxury finishes throughout, this home offers the perfect blend of comfort and sophistication. The main floor boasts rich hardwood flooring, a private office, a spacious dining room, and a gourmet kitchen outfitted with over \$30,000 in brand-new GE Café® appliances with Quartz countertops tops. The living room centers around a cozy gas fireplace, while the impressive laundry room features brand-new GE appliances, a built-in island, sink, and in-floor heating. Step out onto the expansive balcony, complete with a gas line for convenient summer BBQs. The property also features in home entertainment system in the basement, primary bedroom en-suite and kitchen. The bonus room has rough ins in place. Upstairs, you'll find a vaulted-ceiling bonus room with a second gas fireplace, 3 large bedrooms, and a beautifully updated main bathroom. The luxurious primary suite offers his and hers walk-in closets and a spa-inspired ensuite with quartz countertops, in-floor heated tile, double sinks, a built-in makeup vanity with Quartz countertop, jetted tub, walk-in shower with double shower heads and a private toilet area. The walkout basement includes high ceilings, a spacious



bedroom, a den that could be used as an additional bedroom, a dry bar with mini fridge, a full bathroom with heated flooring, and fully heated floors throughout the lower level with 2-zone control. Outside, enjoy a fully landscaped backyard oasis and unwind in the recently fully serviced hot tub and hassle free 2 zone irrigation system. This exceptional home combines premium location, stunning natural surroundings, and high-end upgradesâ€”truly a rare find in West Springs ! Donâ€™t miss out on this opportunity to own one of West Springs hottest properties.

Built in 2003

### Essential Information

MLS® #	A2222645
Price	\$1,349,999
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,035
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 West Cedar Rise Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5E2

### Amenities

Parking Spaces	7
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Double Vanity, Dry Bar, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	24
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bravo Realty
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