

\$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, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, French Door
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven
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	47
Zoning	R-G

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.