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63 West Cedar Rise SW Calgary, Alberta

MLS # A2356351

$1,249,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,850 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Level, No B		

Heating:	Central, Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Storage, Vinyl Windows

Inclusions: Non

Welcome to this beautifully maintained two story home in Calgary’s desirable West Springs/West District area, offering approximately RMS 2,850 sq. ft. plus 1304 sq. ft. of Basement developed living space, coze gas fireplace in the living room. Lovingly cared for by the same family for more than a decade, this home has been part of many family memories. With the children now grown, the owners are ready to downsize and pass this special home on to its next family. The main floor is bright and spacious, featuring 18 ft high ceilings the living room, generous living and family rooms, a well-appointed kitchen, dedicated study, laundry room, and a convenient half bathroom. Upstairs offers four comfortable bedrooms, including a spacious primary suite with a walk-in closet and private a 5 pieces ensuite, plus three additional generously sized bedrooms and another full bathroom. The professionally developed basement adds even more functional living space with a large family/recreation room, home gym, additional bedroom, and full bathroom. The home has been thoughtfully maintained throughout and offers a practical, comfortable layout that is ideal for family living. Located close to Radio Park, schools, shopping, dining, pathways, and West District amenities, this property offers an excellent combination of space, comfort, and convenience in one of Calgary’s sought-after west-side communities. As an added bonus, selected furnishings may be included in the purchase price at no additional cost, giving buyers the opportunity for a more complete and move-in-ready home.

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