



**Hanney Nelson Real Estate Group**  
Phone: 403-775-0272  
Mobile:  
Fax:  
Email: Team@hanneynelson.com  
Office: 403-775-0272

**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



18 WEST CEDAR Place SW, Calgary, Alberta, T2H 5T9, Canada

MLS®# C3652987



Image not found or type unknown

Property Value	\$799,900
Type	House
Style	2 Storey
Basement	Full
Parking	Double Garage Attached
Year Built	2005
Taxes	4839
Living Area	2,597.35 sq.ft.
Lot Frontage	41.99 ft
Lot Depth	115.42 ft
Lot Size Area	4,843.76 sq.ft.
Bedrooms	5
Bathrooms	3 full & 1 half

## Description

This exceptional 3900 sq ft developed 2 storey family home, features maple hardwood floors on the top 2 levels, large living and dining rooms, massive family room with fireplace adjacent to the gourmet kitchen with granite counters, large island, stainless appliances and tall dark stained cabinets and bright nook overlooking the rear yard with many mature trees. The oversized double attached garage leads to the laundry/mud room and the walkthrough pantry. Four spacious bedrooms up including a huge master with spacious walk-in closet and 5 piece ensuite. Three secondary bedrooms share a large 5 piece bath. The 4th bedroom can be converted to an open loft area at minimal cost. The lower level offers a 5th bedroom, full bath, den/office, huge rec room adjoining the games area, tons of storage and a spacious laundry room. A great family neighbourhood, located on a private cul-de-sac is moments away from tennis courts, shopping, transit, schools, parks and offers easy access to downtown and the Rockies.



