



GRASSROOTS
REALTY GROUP

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147 89 Street SW
Calgary, Alberta

MLS # A2215333



\$759,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Central AC, Dryer, Dishwasher, Microwave Hood Fan, Garage Opener, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings-All

Proudly presenting a wonderful opportunity to live in the desirable Southwest neighborhood of West Springs. Located within strolling distance to the community's winding pathway system, shopping, and schools, this former Avi show home offers nearly 2200 SF of updated living space. The thoughtful design delivers an ambiance of relaxed charm with its new LVP flooring and many windows. The nicely appointed kitchen boasts richly stained cabinetry, recently replaced stainless-steel appliances, and a pantry while the spacious dining room features easily seats 8. Upstairs, the bright primary bedroom accommodates a king-size bed and provides a good-sized walk-in closet while the owner's ensuite offers an expansive vanity with an abundance of countertop and storage space. The two secondary bedrooms share an additional 4 pc. bathroom. The sunny West-facing backyard is a wonderful size to play with the kids, host weekend barbecues, or simply unwind on the large deck. Other notable highlights of this special property include: 1) a double detached garage, 2) air conditioning, 3) huge decking with pergola, 4) new LVP flooring, 5) new paint, and 6) new light fixtures. Close to West Springs' numerous amenities including pathways, schools, shopping, restaurants, transit, and with quick access to Westside Recreation Centre and Stoney Trail – Wow! this family property welcomes you HOME!