



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**980 73 Street SW
Calgary, Alberta**

MLS # A2223287



\$1,350,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,735 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Pot Filler, Two TV Brackets, Cameras without contract, Speakers Hardwired, Backyard Firepit,

Come SEE THIS HOME for yourself! The kind of home that instantly feels warm & welcoming-where curb appeal meets comfort in all the right ways. Timeless architecture + an inviting front entrance, this 5 bedroom home was made for big family living & memorable moments. Front porch = WEST sun– peeking through the perfect placed privacy tree! Large foyer & vaulted ceilings. Thoughtful details & elegant design. Soaring 9’ ceilings, HW, updated lighting, built-in Sonos sound system. Gourmet kitchen has been crafted for connection & functionality. EAST light floods into this area. Whether you’re whipping up a weeknight meal or hosting the holidays, you’ll love the WOLF gas range, pot filler, expansive prep space+corner pantry. The adjoining family room invites you to cozy up under a stunning coffered ceiling beside the custom gas fireplace w/designer printed tile—beautiful & built for real life. Transition directly outside to your private backyard oasis. Large 2-tiered cedar deck leads to spacious yard—fully fenced & ideal for kids & DOGS to play, family BBQs w/gas line + enjoy dedicated firepit area. Surrounded by trees, it’s a peaceful extension of the home that truly makes outdoor living a breeze. Formal dinners find their place in the elegant dining room, while casual breakfasts & after-school snacks unfold at the kitchen island. This home has space for every season of family life! Upstairs, a massive BRIGHT bonus room becomes your go-to gathering space for movie nights/homework sessions/music practice/weekend lounging. Custom cherry wood built-ins add richness & function-including a dedicated office area for quiet focus. Primary Suite is a true "retreat" with its double-sided fireplace & oversized ensuite, featuring a jetted tub that practically begs for long soaks & quiet moments. Dual sinks, private toilet area,

walk in closet. Two additional generously sized bedrooms + full 4-piece bath round out the upper level. Downstairs, the basement delivers on versatility & fun. There's a custom-built desk area perfect for homework or remote work + 2 more bedrooms—one currently serving as a home gym & even storage! The rec room w/quartz-topped wet bar is ready for movie nights, game days or birthday parties! There's room here to spread out-to come together-to live fully. And then there's the location—2nd to none. Area offers TOP-RATED schools, multiple grocery stores, local coffee shops, pubs, restaurants, fitness studios & everyday conveniences like medical clinics/pharmacies. West Springs Park, pathways, ball diamonds, playgrounds. Coming Soon: Radio Park=vibrant new community hub featuring outdoor rinks, amphitheatre, picnic areas & even an off-leash dog park. Whether you're commuting downtown (15 mins) heading to airport (25 mins) or getting away to the mountains (45 mins)-this location keeps you effortlessly connected. Large home offers beautiful lifestyle!