



GRASSROOTS
REALTY GROUP

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180 Weston Manor SW
Calgary, Alberta

MLS # A2230175



\$798,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Jetted Tub, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

Well maintained 3 bed 2.5 bathroom West Springs beauty with a double attached garage. Warm maple hardwood flooring throughout the main floor. Large open concept Kitchen/Family/Living Room with a cozy mantle fireplace. Creating A Great Family Entertaining Space. The French doors to the Main Floor office/den add elegance and function. Maple cabinets, kitchen island and convenient corner pantry are a Gourmet Cook's Delight. The Main Floor boasts A 2pc powder room and main floor laundry just off the entry from the large double attached garage. Upstairs the large west facing bonus room with 9 FT CEILINGS allows for natural sunlight. The Primary Suite Offers double walk in closets and a SPA ENSUITE 5pc Bath-Double Sinks, Separate Jetted Tub And Separate Shower. 2 Additional bedrooms and a 4pc bath complete the upper level. Close to All amenities, public transit and a quick western escape to the mountains.