



**GRASSROOTS**  
REALTY GROUP

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**115 West Springs Road SW  
Calgary, Alberta**

**MLS # A2232725**



**\$749,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Walk-In Closet(s)		

<b>Inclusions:</b>	Extra Washer. SHED
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Welcome to West Springs & Calgary's Coveted Westside! Experience the perfect blend of lifestyle and location in this family-friendly community surrounded by parks, top-rated schools, shopping, and everyday conveniences. With quick access to downtown, the mountains, WinSport, and the Westside Rec Centre, West Springs truly offers it all. This beautifully maintained two-storey home boasts 2,676 sq ft of developed living space across three levels, with lane access and a double detached garage, creating a private and quiet backyard retreat. Inside, the main floor features a warm and inviting living room at the rear, a well-appointed kitchen with granite countertops and a gas range, and a bright breakfast nook. A separate formal dining room is perfect for family gatherings and celebrations. Upstairs, you'll find a versatile bonus room and three spacious bedrooms, including a generous primary suite complete with a 4-piece ensuite and walk-in closet. Bonus Features: This home comes complete with a new shed&mdash;perfect for extra storage or tools&mdash;and a new water softener to enhance water quality and comfort throughout the home. The fully finished basement expands your living space with a fourth bedroom, an additional full bathroom, and a large recreation room&mdash;ideal for a playroom, home gym, or media space. In this sought-after area, this home offers exceptional value and a chance to plant roots in one of Calgary's most desirable communities.