



**GRASSROOTS**  
REALTY GROUP

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**355 West Ranch Place SW**  
**Calgary, Alberta**

**MLS # A2239284**



**\$784,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,854 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** n/a

Opportunity knocks to own a 5-bedrooms: 4-baths: fully finished home in sought after community of West Springs. Greeted by the spacious foyer, this home has an immediate feeling of comfort and will make a lasting impressions on visitors. The main floor featuring open layout, spacious and noticeably the large living room window allows the bright natural lights to flow in. Kitchen has lots of cupboards, pantry, granite counter tops & kitchen appliance package. AS you walk up the staircase the home highly desired layout & open spaces continue to impress. Upstairs you'll find the huge bonus room with a vaulted ceiling: primary bedroom with walk-in closet & jetted tub: two more good sized bedrooms: and a full bath. Basement was professionally developed by the builder. Basement has a two bedrooms, full bath and recreational room. This home is very much loved and cared by this original. Perfectly located close to all amenities and easy access to Bow Trail, Old Banff Coach Road & Stoney Trail. Schedule a viewing and see for yourself that this is the house for you.