



**GRASSROOTS**  
REALTY GROUP

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**68 Westpark Crescent SW  
Calgary, Alberta**

**MLS # A2243741**



**\$1,499,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,904 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

Fantastic location for this spacious two-storey home with double garage in West Springs with a large pie shaped lot! Conveniently close to all amenities, this home features a welcoming open-to-above foyer, a main floor den, a spacious formal dining room, and large living room with a cozy fireplace. The large kitchen offers a corner pantry, center island, a ton of cabinetry for all your storage needs and breakfast nook that allows you to step out onto a generous balcony that overlooks the expansive pie-shaped lot. You'll also find a spacious laundry room and powder room on the main level. Upstairs, you'll find four generously sized bedrooms, including a primary suite with a 5-piece ensuite bathroom and gigantic walk-in closet as well as a bonus room. The fully developed walkout basement includes two additional bedrooms, a 3-piece bathroom, a cozy family room, and a wet bar &mdash; perfect for entertaining or accommodating guests. The beautiful tree-lined backyard gives your family extra privacy. Book your showing today with your favorite agent!