



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2246196**



**\$749,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s)

**Inclusions:** Wreath on front door, front flower pots.

OPEN HOUSE SATURDAY, AUGUST 9TH FROM 1-4 PM. Located in the family oriented community of West Springs, this bright 3+1 bedroom home offers over 2600 sq ft of developed living space! The open main level presents hardwood floors & plenty of natural light, showcasing a spacious living room with corner floor to ceiling feature fireplace which is open to the casual dining area & kitchen that's nicely finished with island/eating bar, plenty of storage space (including pantry) & stainless steel appliances including a newer dishwasher. A private den/office is tucked away just off the foyer & perfect for a home office setup. Completing the main level is a 2 piece powder room. The second level hosts a versatile loft area, 3 bedrooms, 4 piece bath & laundry facilities. The primary bedroom boasts a walk-in closet & private 4 piece ensuite with relaxing soaker tub & separate shower. Basement development includes a family room with cozy fireplace, games area, fourth bedroom & 4 piece bath. Other notable features include fresh paint throughout, hot water tank (2022) & replacement of furnace control board (2023). Outside, enjoy the beautifully landscaped front yard & roomy front porch & back yard with deck, dog run & access to the double detached garage. This lovely home is conveniently located close to parks, excellent schools, shopping, public transit & has easy access to Old Banff Coach Road & Sarcee Trail.