



GRASSROOTS
REALTY GROUP

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147 89 Street SW
Calgary, Alberta

MLS # A2252775



\$739,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

OPEN HOUSE on Sep. 7 (Sun) 11am-2pm!! Welcome to West Springs – A Beautiful Family Home Awaits. Proudly presenting an exceptional opportunity to live in the highly sought-after Southwest community of West Springs. This former Avi show home has been tastefully updated and offers nearly 2,200 sq. ft. of inviting living space designed for both comfort and style. Step inside to discover a warm, relaxed charm enhanced by newly installed luxury vinyl plank flooring, fresh paint, stylish lighting, and abundant windows that fill the home with natural light. The heart of the home is the kitchen, showcasing richly stained cabinetry, recently upgraded stainless steel appliances, and a convenient pantry. Just off the kitchen, the spacious dining room easily seats eight, making it perfect for hosting family gatherings and dinner parties. Upstairs, the bright and airy primary suite comfortably fits a king-size bed and includes a generous walk-in closet. The owner's ensuite offers an expansive vanity with excellent countertop space and abundant storage. Two additional bedrooms share a full 4-piece bathroom, ideal for children, guests, or a home office. Outside, the sunny west-facing backyard becomes your private retreat—perfect for playtime with the kids, weekend barbecues, or relaxing on the large deck with pergola. Notable highlights include Double detached garage, Central air conditioning, Expansive deck with pergola, New LVP flooring & fresh paint and Updated light fixtures. With a prime location close to schools, pathways, shopping, restaurants, and transit, and quick access to Westside Recreation Centre and Stoney Trail, this home combines everyday convenience with lasting value. This is more than a house—it's your family's next chapter in West Springs. Welcome home!

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