



GRASSROOTS
REALTY GROUP

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108 Weston Manor SW
Calgary, Alberta

MLS # A2252828



\$765,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Raised garden vegetable bed

Absolutely pristine condition! Nested on a quiet street in the highly sought-after community of West Springs. This fully developed home offers a total of 5 bedrooms and 3.5 bathrooms. Open kitchen with gorgeous newly updated quartz countertops with undermount sink, centre island with room for stools, stainless steel appliances and pantry. Vaulted ceilings in the dining room and gas fireplace in living room. The updated quartz countertops extend to 3 bathrooms and the laundry room sink area. Convenient laundry/mud room and powder room complete the main level. Kenmore Elite front load washer and dryer with pedestal storage. Upstairs are 3 bedrooms including primary bedroom with a large 4-piece ensuite bathroom with separate shower, soaker tub and walk-in closet. A large bonus room completes the upper level. The fully developed basement has 2 additional bedrooms, 4 piece bathroom, rec room and plenty of storage. One remarkable feature of this home is the extra large windows on the lower does not feel like a basement. Central A/C for year round comfort. Large wrap around deck overlooking the beautifully landscaped west facing fenced backyard. The raised garden vegetable bed is included. Great curb appeal with front covered porch and vibrant red rose bush to greet you. Fantastic opportunity to own this well cared for home in one of Calgary's most desirable communities. Close to schools. Close to the restaurants, shops and services on lively West 85th and walking distance to the new Radio Park in Calgary's West District.