



GRASSROOTS
REALTY GROUP

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19 Westpoint Court SW
Calgary, Alberta

MLS # A2259231



\$729,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Track Lighting		
Inclusions:	N/A		

Two-storey family home located in the sought after community of West Springs, offering 1763 sq ft of living space above grade. Situated inside a quiet cul de sac, the property is adjacent to a large community park and playfield, providing convenient access for children and pets. The main floor features an open design with natural light from the backyard. The lower level is unfinished, allowing for your future development. There is a sizable main floor living room with a natural gas fireplace, and a front flex room suitable for use as a dining area, home office, or additional living space. The upper floor includes three bedrooms, a main bathroom, and the primary bedroom with a full ensuite and walk-in closet. A double attached garage and driveway offer ample parking, with additional street parking available. The backyard is fully fenced, primarily grass, with some paving stones. The location provides access to major roadways, schools, shopping, and transit. A fantastic property to call home!