



GRASSROOTS
REALTY GROUP

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74 West Springs Road SW
Calgary, Alberta

MLS # A2271884



\$735,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,988 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Reverse Pie Shaped Lot, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: Chest freezer in basement. Trampoline, BBQ, and garden shed in backyard.

This inviting 2-storey walkout in West Springs delivers comfort, space, and the kind of location that makes daily life feel effortless. Nestled in a high-demand Calgary community, the home sits just blocks from West Springs Park and is moments from top-rated schools, including Dr. Roberta Bondar School and West Ridge School. Easy access to Bow Trail and Stoney Trail creates a smooth launch point to anywhere in the city. Inside, the main floor feels bright and connected, with a generous great room, sunlit nook, and spacious kitchen that form a natural gathering hub. The family room's gas fireplace offers a warm retreat when the evenings settle in. Upstairs, you'll find three bedrooms, including a roomy Primary Suite complete with private ensuite and uplifting mountain views. With 3.5 bathrooms throughout the home, everyone has space to start the day unrushed. The fully developed walkout basement adds even more room to spread out, featuring 8-foot ceilings and a cozy rec area with a dry bar tucked neatly to the side — perfect for guests, teens, or weekend downtime. Step out into the southwest-facing yard, set on a beautifully landscaped 5,543 sq ft reverse-pie lot with mature trees, lawn, shrubs, and a raised Duradeck for long afternoons in the sun. A handy garden shed waits to store your seasonal gear. The oversized 24'x24' heated and drywalled garage keeps vehicles warm through Calgary winters, while central air conditioning keeps the summers gentle. The home also features newer vinyl siding and asphalt shingles (replaced in 2010–2011) for peace of mind. With parks, playgrounds, and sports fields just a short stroll away — plus outstanding school proximity and major routes close at hand — this home blends family-friendly living with everyday convenience in one of the city's most

sought-after neighbourhoods.