



**GRASSROOTS**  
REALTY GROUP

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**191 West Springs Close SW  
Calgary, Alberta**

**MLS # A2275568**



**\$769,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking, RV Gated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Shed in yard		

Welcome to this Bright and Spacious bungalow (1,337 sf) with total 4 bedrooms 2.5 baths in desirable West Springs SW, situated on a rare oversized pie lot over 600 sq. meters. Open-concept main floor features vaulted ceilings up to 13 ft, expansive windows, and abundant natural light throughout the kitchen, dining, and living areas. Main level includes two bedrooms, highlighted by a large vaulted primary suite with a luxury ensuite featuring a soaker tub and steam shower with multi-jets. Convenient main-floor laundry and 2-piece bath. Fully developed lower level offers two large bedrooms, a full bathroom, and spacious (over 400 sf) family/recreation room. Outside boasts a huge private lot with mature and fruit trees, no-maintenance vinyl fencing, gated back lane access with RV parking supported by paving stones, and a front-drive attached double garage, total 6 parking spaces. Walking distance to Calgary French & International School, parks, schools, and nearby amenities. Ideal for families and downsizers.