



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

MLS # A2275568

\$769,000

Division:	West Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking, RV Gated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Level, Pie Shaped Lot, Treed		

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