



**70 Weston Park SW  
Calgary, Alberta**

**MLS # A2291768**



**\$770,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,572 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this inviting 1.5 story home in the highly desirable community of West Springs! This beautiful family home offers three spacious bedrooms, two full bathrooms and a double attached garage. The main floor showcases new luxury vinyl plank flooring , a fresh coat of paint and a bright open layout filled with natural light from oversized windows, a skylight and vaulted ceilings. The spacious kitchen has a new dishwasher, abundant cabinetry, a corner pantry and generous prep space with both a centre island and peninsula, making it perfect for cooking and entertaining. The dining area and inviting living room with a cozy gas fireplace overlooks the backyard, ideal in a family home for keeping an eye on little ones. Step outside to a low maintenance yard featuring an upper rear deck with bbq gas line, a lower stone patio and a rock garden in the front. Two large bedrooms, a 4pc bathroom and convenient main floor laundry with a new dryer complete this level. The primary bedroom occupies the entire upper level creating a private retreat with south facing windows flooding the space with light, along with a walk in closet and 4pc ensuite that offers comfort and privacy. The unfinished lower level is awaiting your personal touch and features large windows, tall ceilings and a rough-in for a future bathroom plus it has a new furnace. Located just 20 minutes from downtown, West Springs offers excellent schools, top restaurants, cafes, fitness facilities and boutique shopping all within walking distance from your front door.