



**7270 11 Avenue SW
Calgary, Alberta**

MLS # A2296135



\$1,074,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Solar Tube(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Coffee Bar Built-in, All Built-in Closet Shelves, Built-in Garage Organization Shelves, Garage Heater, All Attached Shelves in Living Room, Built-in Shelves in office, (All) Light Fixtures,

Welcome to this thoughtfully upgraded 2-storey home in the heart of West Springs, offering over 2,100 sq ft of comfortable living space designed and finished with family life in mind. From the moment you walk in, the home feels inviting and easy to live in. The main floor is centred around a cozy living room with an electric fireplace and custom floating shelves, open to the bright, two toned kitchen which offers plenty of room to gather, cook, and connect. Upgraded with wood pantry shelving, a custom alder wood coffee station, added bar fridge, and a large island finished with quartz countertops, it's a space that truly works for busy households. The mudroom has been beautifully reworked with four built-in lockers, giving everyone their own place to stay organized—complete with hooks, cabinets, and a wood bench. Upstairs is perfectly laid out for family living, featuring a bright bonus room with two sun tunnels that bring in soft natural light throughout the day. There's also a dedicated office with a sliding custom wood barn door and built-in shelving—ideal for working from home or homework time. This level includes a spacious primary bedroom with a thoughtfully appointed ensuite including his and her sinks, beautiful soaker tub, and glass enclosed tiled shower and a generous fully built in walk-in closet. You will also find two additional bedrooms with finished built in closets, and a convenient laundry room with added storage and a functional wood countertop. The fully finished basement (2022) adds even more flexible space for your family. Currently set up as a home gym, you will find a dedicated area with an egress window that can easily be turned into a fourth bedroom with the addition of a wall and closet—perfect as your needs grow. You'll also appreciate the added features like a Kinetico water softener, hot water on

demand and a radon mitigation system. Outside, the backyard is designed for both relaxation and play, with mature landscaping and trees for privacy over the years, a wood privacy wall for unwinding or entertaining on your deck and a rotating umbrella. A large storage shed is found off the side of the home for all your seasonal gear. Permanent Gemstone lighting keeps the homes exterior beautifully lit throughout the year and central air conditioning keeps the home cool during warm summer days. The double garage complete with an oversized gas heater is a huge bonus for Calgary winters, featuring painted walls and ceiling, built-in shelving, and slat wall, making it as practical as it is functional. This home is nestled in a welcoming, family-oriented community where children build lasting friendships and are often seen playing together outdoors. You'll fall in love with being located close to many top rated schools, parks, pathways, and all the amenities West Springs and the west side has to offer.