



**73 WESTON WAY SW**  
**Calgary, Alberta**

**MLS # A2168413**



**\$929,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,263 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** n/a

**RARE LISTING!** Discover this impeccably maintained 5-bedroom family home with over 3300sqft of living space in the highly desirable WEST SPRINGS community—offering everything you need for a life of comfort and style. With 4 bedrooms upstairs and a versatile main floor bedroom that doubles as a home office or guest suite, this spacious home is tailored for modern family living. From the moment you step inside, you'll be welcomed by a warm and inviting dining area, which flows effortlessly into the open-concept kitchen and living room. The kitchen, with its gleaming granite countertops and stainless steel appliances, is designed to impress—perfect for family meals or entertaining friends. The living room, with soaring ceilings and a cozy gas fireplace, is the ideal place to relax after a long day. Just outside, an expansive deck overlooks a fully landscaped backyard with mature trees, creating a private outdoor retreat for all-season enjoyment. Upstairs, the primary bedroom serves as a peaceful escape, featuring a walk-in closet and private ensuite. Three additional bedrooms and full bathroom upstairs provide plenty of room for family or guests, ensuring everyone has their own space. The fully finished basement is a true bonus, offering a spacious entertaining area, a full bathroom, a additional bedroom, and a custom dance studio—perfect for fitness enthusiasts or hobbyists. Beautiful hardwood floors on the main level, a convenient double car garage, and a brand new roof add even more value to this exceptional home. Located on a quiet street directly across from a playground, this home combines luxury, convenience, and family-friendly living in one of Calgary's most sought-after neighborhoods. This is your chance to own your dream home in West Springs—don't let it slip away!