



**15 West Jensen Place SW  
Calgary, Alberta**

**MLS # A2213015**



**\$824,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot, Un		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage Door Opener With 2 Remotes; Wall Mounted TV - Downstairs; Hot Tub

Desirable Community of West Springs! This semi detached bungalow - villa is stunning! A total of 2563+ sq. ft. An abundance of natural lighting throughout. As you walk in the entrance you will notice the gleaming hardwood floors on main (redone 2017) and high ceilings. There is a den which could also be used as a flex room. Kitchen has a large skylight has been renovated in 2019; stainless steel appliances (fridge replaced 2019); granite countertops and pantry. Dining room there is an access through sliding doors to rear South deck (composite, 13'x7' and storage underneath) with gas line for bbq. Living room has a large set of windows; gas fireplace with mantle. Large primary bedroom with 4 pce. en-suite bathroom; walk-closet. \*3M Solar Film on all main floor windows facing South. Main floor laundry as you enter through double attached garage (22'x19'x3'). 2 pce. bathroom completes this level. Lower level has a family room with 2nd gas fireplace, 2 additional good sized bedrooms, 4 pce. bathroom and large mechanical/storage room (50 gallon hot water tank replaced 2019/water softener 2017). South rear yard has a large patio with hot tub (2021). Beautifully landscaped yard with underground sprinklers. West Springs is a wonderful community with restaurants, shopping, schools, easy access to downtown and Stoney Trail. PRIDE OF OWNERSHIP!