

**151 West Springs Road SW  
Calgary, Alberta**

**MLS # A2214867**



**\$825,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,827 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, RV Access/Pa		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** n/a

**\*\*\*OPEN HOUSE\*\*\*** Saturday, 1-3 pm, May 17th. Welcome to your dream home in West Springs! This stunning 2-storey gem offers over 2,400 SqFt of beautifully developed living, blending modern elegance with family-friendly charm. Step into a tiled foyer that flows past a versatile office into an open-concept main floor designed for effortless living. The heart of the home, a chef's kitchen, boasts stainless steel appliances, a center island with a raised eating bar, ample cabinetry, and a corner pantry. Gleaming hardwood floors guide you to the dining and living areas, where a cozy corner fireplace and expansive picture windows flood the room with natural light. Upstairs, discover a serene primary suite fit for royalty, featuring a spacious layout for a king-sized bed, a walk-in closet, and a luxurious ensuite with a soaker tub. Two generous bedrooms, a flexible bonus room, a second full bathroom, and convenient upper-level laundry complete this level. The fully finished basement elevates the home with a fourth bedroom (ideal for guests or a home office), a sprawling family room with a second gas fireplace, and another full bathroom—perfect for movie nights or teen retreats. Outside, the expansive backyard offers space for kids to play, RV parking, and a detached garage, with front and back decks ready for summer gatherings. Recent upgrades, including a 2022 water tank, a well-maintained furnace, and a 2021 dishwasher, ensure peace of mind. Nestled in vibrant West Springs, steps from top schools, parks, and amenities, this move-in-ready home is where memories are made. Don't miss out—call your favorite realtor to book a private tour today! It's a move you'll be glad you made.