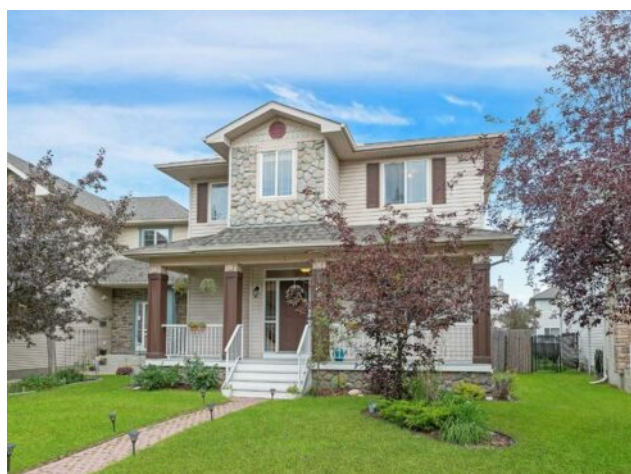


151 West Springs Road SW
Calgary, Alberta

MLS # A2246196



\$749,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s)

Inclusions: Wreath on front door, front flower pots.

OPEN HOUSE SATURDAY, AUGUST 9TH FROM 1-4 PM. Located in the family oriented community of West Springs, this bright 3+1 bedroom home offers over 2600 sq ft of developed living space! The open main level presents hardwood floors & plenty of natural light, showcasing a spacious living room with corner floor to ceiling feature fireplace which is open to the casual dining area & kitchen that's nicely finished with island/eating bar, plenty of storage space (including pantry) & stainless steel appliances including a newer dishwasher. A private den/office is tucked away just off the foyer & perfect for a home office setup. Completing the main level is a 2 piece powder room. The second level hosts a versatile loft area, 3 bedrooms, 4 piece bath & laundry facilities. The primary bedroom boasts a walk-in closet & private 4 piece ensuite with relaxing soaker tub & separate shower. Basement development includes a family room with cozy fireplace, games area, fourth bedroom & 4 piece bath. Other notable features include fresh paint throughout, hot water tank (2022) & replacement of furnace control board (2023). Outside, enjoy the beautifully landscaped front yard & roomy front porch & back yard with deck, dog run & access to the double detached garage. This lovely home is conveniently located close to parks, excellent schools, shopping, public transit & has easy access to Old Banff Coach Road & Sarcee Trail.