

19 Westpoint Court SW  
Calgary, Alberta

MLS # A2259231



\$729,900

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | West Springs                                                                |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | 2 Storey                                                                    |        |                   |
| Size:     | 1,763 sq.ft.                                                                | Age:   | 2000 (25 yrs old) |
| Beds:     | 3                                                                           | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                                                      |        |                   |
| Lot Size: | 0.10 Acre                                                                   |        |                   |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance |        |                   |

|             |                                                                                                                                                           |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                                                | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Linoleum                                                                                                                            | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                           | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                                          | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                           | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                           | Utilities: | -   |
| Features:   | Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Track Lighting |            |     |
| Inclusions: | N/A                                                                                                                                                       |            |     |

Two-storey family home located in the sought after community of West Springs, offering 1763 sq ft of living space above grade. Situated inside a quiet cul de sac, the property is adjacent to a large community park and playfield, providing convenient access for children and pets. The main floor features an open design with natural light from the backyard. The lower level is unfinished, allowing for your future development. There is a sizable main floor living room with a natural gas fireplace, and a front flex room suitable for use as a dining area, home office, or additional living space. The upper floor includes three bedrooms, a main bathroom, and the primary bedroom with a full ensuite and walk-in closet. A double attached garage and driveway offer ample parking, with additional street parking available. The backyard is fully fenced, primarily grass, with some paving stones. The location provides access to major roadways, schools, shopping, and transit. A fantastic property to call home!