



GRASSROOTS
REALTY GROUP

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**28 West Springs Close SW
Calgary, Alberta**

MLS # A2296205



\$825,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No Back Lane, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	2 garden boxes, shed, shelf in primary closet, attached garage shelving		

Welcome to this beautifully maintained 3+1 bedroom home in the highly sought-after community of West Springs—where lifestyle, convenience, and community come together. Step inside to a warm and welcoming foyer featuring hardwood flooring and a thoughtfully designed layout that perfectly balances comfort and function. The spacious carpeted living room offers plenty of room for furniture placement, creating an inviting space to relax or entertain. The adjoining dining area overlooks the backyard—ideal for summer BBQs and family gatherings. The kitchen is both practical and functional, complete with a raised breakfast bar, pantry, and new stainless steel appliances including fridge, stove, dishwasher, and hood fan. Convenience continues on the main floor with a 2-pc powder room and laundry area, enhanced by a raised bench and custom utility drawers for added storage. Upstairs, you’ll find a huge bonus room featuring a vaulted ceiling, new ceiling fan, large south facing windows and a cozy corner gas fireplace with hearth and mantle—perfect for movie nights or quiet evenings. The primary suite includes a 4-piece ensuite, with two additional bedrooms, and a 4 pc main bathroom, complete the upper level. The newly developed basement expands your living space with bright pot lighting throughout, including a spacious family room, 4th bedroom with bright egress window, large closet, 3-pc bathroom, with heated floor that provides a comfortable space for guests or family member(s). The double attached garage is newly insulated with high shelving for additional storage solutions. Outside, enjoy a beautifully maintained yard featuring a deck with a newly installed privacy screen, two vegetable garden boxes at the rear, a flower low-maintenance

perennial bed with an ornamental pear tree at the front, and a convenient side garden shed. This non-smoking, no-pet home clearly reflects pride of ownership. Located just mins from grocery stores, shops, cafés, & dining along 85th Street, the Aspen Landing Shopping Centre and the new West District development. You’ll also enjoy close proximity to top-rated schools, Westside Recreation Centre, with WinSport, Canada Olympic Park, Calgary Farmers Market just a short drive away. Nature lovers will love the beautiful parks & pathways including walking or biking access to the woods and streams in Paskapoo Slopes / Medicine Hill. Quick and easy access to major routes including Stoney Tr, Sarcee Tr, downtown, hospitals and the Trans Canada. This home is situated on a quiet street in a highly walkable and bikeable community with immediate access to transit, playgrounds and play fields. Everything you need is within a short distance, offering convenience for both daily life and escaping for weekend getaways to the mountains. Enjoy one of Calgary’s most desirable, vibrant, southwest communities, known for its family-friendly atmosphere and unbeatable convenience. West Springs isn’t just a neighborhood—it’s a Lifestyle!