



GRASSROOTS
REALTY GROUP

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68 Westland Crescent SW
Calgary, Alberta

MLS # A2306302



\$1,149,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,480 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Pie Sh		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the sought-after community of West Springs! This beautifully designed home offers over 3,000 sq. ft. of developed living space and the rare convenience of an ELEVATOR accessing all three floors. The upper level features two spacious primary suites, one with a luxurious 5-piece ensuite and the other with a 4-piece ensuite, plus a large bedroom or bonus room. The main floor boasts a grand foyer, chef's kitchen with quartz countertops, and a warm, inviting living room with gas fireplace and custom built-in shelving. Large windows with motorized blinds fill the home with natural light and lead to the back deck with motorized awning. The fully developed basement includes a bedroom, 3-piece bath, and a large oversized storage room with a large window, offering potential for an additional bedroom. Situated on a quiet street with fantastic neighbours, and within walking distance to schools, parks, shopping, and playgrounds. Seeing truly is believing—come experience everything this exceptional West Springs home has to offer.