



**18 Westbury Place SW
Calgary, Alberta**

MLS # A2309586



\$869,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

JUST LISTED in West Springs! This beautifully fully finished 2-storey home is ideally situated on a huge lot in a quiet cul-de-sac location! Walking distance to many excellent schools including St. Joan of Arc, West Springs School, West Ridge School, and Calgary French & International School. The home features gorgeous finishings throughout with the perfect wide open floor plan, two spacious living areas on the main floor, white shaker-style cabinetry, quartz countertops, luxury vinyl plank flooring, a large corner pantry, gas fireplace, and a generous dining area perfect for family living and entertaining. Luxury vinyl plank flooring continues up the staircase and throughout the upper level, which offers 3 oversized bedrooms including a king-sized primary retreat with large windows and a stunning ensuite featuring dual sinks, a soaker tub, separate tiled shower, and a large walk-in closet. The professionally finished basement offers a large recreation area with a second gas fireplace, wet bar, spacious bedroom, full 4-piece bathroom, private office area, and separate storage room. The oversized garage easily fits two full-sized SUVs. Additional upgrades include iron spindle railings, knockdown ceilings, pot lights, newer window coverings, a large deck area, mature berry bushes, and much more. Located close to CO-OP, Shoppers Drug Mart, restaurants, and numerous other amenities.