



GRASSROOTS

REALTY GROUP

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**111 West Springs Way SW
Calgary, Alberta**

MLS # A2309906



\$856,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Private, Treed		

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

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Welcome to 111 West Springs Way SW. Located in the popular area of West Springs, this updated 4 bdrm 4 bath home offers over 2650 sq ft of living space. Amazing curb appeal with the treed front yard and impressive full width front porch. Step inside and a spacious foyer with custom tiled floor greets you. The main floor features 9 foot ceilings, a convenient front office, an amazing island kitchen featuring granite countertops, custom ceiling height cabinets with cabinet lighting, newer stainless steel appliances, including a convection oven, glass block back splash and a corner pantry. The kitchen is open to the living room with a corner gas fire place and built-in cabinets. There is a privacy door off the kitchen leading to the large dining room that has room for the whole family. A very useful mudroom and 2 piece powder room finish off this floor. The second floor features the delightful primary bedroom with gorgeous hardwood floors, a sitting area and a 5 piece spa like ensuite with heated floors that is to die for! Two more good sized bedrooms and a updated 4 piece bath, also with heated floors, round out this floor. The lower level is developed with a recreation room, a large bedroom with new egress window, a 3 piece bathroom, an office and a craft room with work bench. Garden doors lead out the the fabulous treed SW facing back yard with a two tiered deck to enjoy your favorite beverage on, raised planters with waters, vinyl fencing and a two car detached garage with wood storage shelving. Some of the upgrades and updates include, there are too many to list, built-in speakers in most rooms, central air conditioning, triple pane windows on upper level and basement, Hunter Douglas blinds, central vacuum, water softener, Newer Furnace (2022) , hot tub rough-in, oversize hot water tank and much more. This home is in an ideal location with schools, parks, shopping, and

public transportation close by. Come have a look you won't be disappointed.