



GRASSROOTS
REALTY GROUP

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91 Winslow Crescent SW
Calgary, Alberta

MLS # A2335887



\$675,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,142 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Tree		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Closet Organizers, Wired for Sound

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: NONE

Welcome to inner city living on a huge pie lot! Only a 10 minute drive to downtown making a short commute, or 15 minute walk to the C-Train and leave your car at home in 1 of your 5 parking spots! Located on a low traffic crescent with mature tree coverage. Tucked away in the corner of the crescent, this expansive pie lot offers a front driveway which stretches back to the oversized single car garage(Front driveways are very rare in this community). The private backyard setting hosts a large stone patio area which doubles as a backyard ice rink in the winter and a basketball court in the summer! The patio opens up to the massive lawn area where you can host all sorts of games or roast marshmallows over a fire. The massive lot offers tons of space for all the family members, it's currently set up with a Man cave in the garage, a She Shed on the side of the house, and a beautiful greenhouse in the rear. Enjoy the yard year round with beautiful mature trees lining the lot, and a rear alley separating you from the rear neighbours. This renovated bungalow shows pride of ownership as soon as you open the front door and step onto the ceramic tile entry and the beautifully maintained original hard wood. The completely renovated kitchen offers ample counter space and modern kitchen cabinetry with a gorgeous farm sink looking out the window to your back yard. The large open living room features a wood burning fireplace and open concept dining room. Down the hall we have the Primary bedroom which includes an ensuite half bath, 2 additional bedrooms and a full bathroom to complete the main floor. The finished basement offers a large rec area used as an additional living room and gym, as well as a guest bedroom (window not egress) complete with cheater ensuite bathroom which is accessible from the bedroom or the main living area. The spacious mechanical

room and laundry area finish up the lower level. Westgate has so much to offer within the community itself. There are plenty of options for walkable schools right in the community itself; Westgate Elementary (French Immersion), and Vincent Massey School (English Middle School). The two neighbouring communities offer two more schools within walking distance, Wildwood Elementary (English) and St. Michael School (Catholic Elementary). The Westgate Community centre is centrally located and hosts events throughout the year. There is an outdoor rink complete with lights and boards for winter fun, a large park for all ages of children and brand new baseball diamonds just installed right beside the community centre. Edworthy Dog park is just a few minutes walk away as well as Edwothy park which offers an abundance of nature with paved river trails and it's own hiking area the Douglas Fir Trail. There are multiple access points to the community as well as main arteries like Sarcee Trail, Bow Trail and 17th Ave. These allow quick access to Stoney Trail both South and North, and Hwy 1 West