



GRASSROOTS
REALTY GROUP

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79 Westpark Crescent SW
Calgary, Alberta

MLS # A2340966



\$1,469,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,836 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: 2 air conditioners, hot tub, shed, fridge in basement, shelving in furnace room, all window coverings

This fantastic family home offers over 4,200 sq. ft. of living space, a 3-car garage, a walk out basement and an expansive, beautifully landscaped lot. Warm and inviting from the moment you step inside, this 5-bedroom home combines generous room sizes, luxurious finishes and a fantastic layout designed for family living. Finishing details include a gorgeous, curved staircase, walnut hardwood flooring, 9' ceilings on the main and lower levels and four fireplaces with beautiful stone surrounds. The chef-inspired kitchen features granite countertops, stainless steel appliances and a bright breakfast nook, opening to the great room with built-ins, a fireplace and large windows overlooking the mature backyard. The spacious main-floor dining room features a second fireplace and is the perfect setting for family dinners and entertaining. Upstairs, the impressive primary suite is a true retreat with a luxurious ensuite and private sitting room or home office, while two additional generously sized bedrooms complete the upper level. The fully developed walk-out basement offers even more space with a large family room, 2 additional bedrooms and a full bath making it ideal for guests, older children, or a teenager's retreat. Outside, the beautifully manicured yard is surrounded by mature trees and perennials and features a 7-zone irrigation system, hot tub, large upper deck and stairs leading to the yard. Pride of ownership is evident throughout, with regular furnace maintenance, a newer hot water tank and two air-conditioning units, including one recently updated. Tucked away on a quiet crescent, this outstanding location offers the best of west-side living. Walk to St. Joan of Arc and West Springs schools, neighborhood pathways, parks, playgrounds and the community pond, with shopping, restaurants and everyday amenities just minutes away. Enjoy convenient

access to Bow Trail and the 69 Street LRT for an easy commute downtown, along with quick connections west for weekends in the mountains. An exceptional family home offering plenty of space, comfort and an incredible location!