



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

175 West Springs Close SW
Calgary, Alberta

MLS # A2349435



\$899,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot, Private, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Nestled within coveted West Springs, this exceptional home sits on one of the bigger lots in the area. It piques to the rear and offers an additional 8 meters depth to the average lot. The current owners have used this area to create a truly lovely and unique 1100ft² patio of exposed and stamped concrete for an amazing family and entertaining space (gazebo and garden sheds are included). There remains a good sized yard for green or gardening. Over the fence to the rear is a wall of mature trees adding to the privacy of this great space. Spanning nearly 2500 square feet over its 3 levels, the inside has been beautifully managed by the current owners who just undertook a full renovation of the main floor (beautiful new kitchen cabinets and counters, main floor 2 piece bath, and all flooring). The upper floor begins with a spacious and comfortable family room space with large windows and a fireplace. In addition are 3 bedrooms that includes the primary bedroom with a 4pc ensuite bath. The lower level has been fully finished as an open space. It is bright and well finished and to class it up, has one wall finished with natural stone and an electric fireplace. Additional features include irrigation for the yard, vinyl fencing, a nearly new HF furnace, and the 2 car attached garage has an epoxied floor. Enjoy access to nearby parks, playgrounds, excellent schools (public, separate, and private) and shopping centers, all within this desirable Southwest Calgary location.