



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

26 West Springs Road SW
Calgary, Alberta

MLS # A2351124



\$985,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,899 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Contact Seller Directly

Click brochure link for more details** Situated on a generous 5,576 sq. ft. lot in a quiet, low-traffic area of West Springs, this home offers approximately 1,899 sq. ft. of above-grade living space and convenient access via a nearby walking path to West Springs Park. The home features 3 above-grade bedrooms and 3.5 bathrooms. The spacious primary bedroom is approximately 260 sq. ft. and includes a walk-in closet and a private ensuite with a bathtub and separate shower. The fully developed walkout basement provides a large open recreation area and a full bathroom, adding flexible additional living space. The double attached garage, approximately 20'9" × 21', is fully insulated, including the walls, ceiling/roof area, and garage door. The landscaped backyard features an established lawn, mature trees, a raised wood deck, and a stone patio situated beneath the deck. During the summer months, the mature landscaping complements the surrounding green space and creates an attractive outdoor setting. Recent improvements include a roof replacement in 2021, dishwasher replacement in 2025, installation of a smart automatic main-water shut-off system in 2025, and a new garage door in 2026. The smart water system is designed to automatically shut off the home's main water supply when a leak is detected.