



THE
A-TEAM

**RE/MAX
FIRST**

38 WESTPARK Crescent, Calgary T3H 0C3

MLS®#: **A2144504**

Area: **West Springs**

Listing Date: **06/27/24**

List Price: **\$1,350,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**
Lot Information
Lot Sz Ar: **9,935 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,286**
Low Sqft:
Ttl Sqft: **3,286**

DOM

5

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Backs on to Park/Green Space,Cul-De-Sac,Dog Run Fenced In,Landscaped,Many Trees,Street Lighting,Underground Sprinklers,Pie Shaped Lot,Treed Triple Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete,Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Humidifier,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`0" x 14`5"	Dining Room	Main	12`3" x 11`9"
Breakfast Nook	Main	14`5" x 7`10"	Living Room	Main	18`7" x 17`0"
Family Room	Basement	22`5" x 20`6"	Foyer	Main	14`0" x 9`5"
Bonus Room	Upper	19`0" x 18`6"	Office	Main	10`1" x 9`11"
Loft	Upper	13`0" x 8`10"	Laundry	Main	9`1" x 6`3"
Storage	Basement	9`5" x 5`0"	Furnace/Utility Room	Basement	15`8" x 13`8"

Bedroom - Primary
Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath

Upper
Upper
Basement
Basement
Upper

18`2" x 17`5"
12`0" x 11`10"
17`3" x 10`8"
7`11" x 4`11"
15`0" x 12`1"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Basement
Main
Upper

13`6" x 10`9"
12`0" x 10`11"
5`0" x 4`7"
10`5" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610524

Zoning:
R-1

Remarks

Pub Rmks: **LOCATION ALERT - WELCOME TO WEST SPRINGS! This stunning 5 bedroom plus Bonus room backs to green space with over 4800sqft of luxurious living on 3 levels, maintained and updated with all metal clad new LUX windows in 2021, new paint, flooring, new light fixtures, granite counter-tops, along with other updates. As you enter the home, on the main floor, you will be welcomed with a spacious grand foyer with then opens to the formal dining and a spacious living room. The kitchen is a chef's dream, featuring a massive island that is perfect for entertaining family and friends. Also on the main floor are the office/den and the laundry. Upstairs is the oversized Master bedroom, ensuite with double vanity and an air jetted tub. There are 2 other bedrooms with the main bath. Also, a huge family/bonus room with lots of light from the oversized/massive window. In the basement, there are two other bedrooms with a full bathroom and an entertainment area as well as lots of extra storage. This triple-car garage, west-facing backyard home comes with a new deck in 2022 with a pergola and privacy walls perfect for those relaxing evenings. This fully fenced lot has the biggest pie-shaped yard on the street that boasts about 40 trees. Enjoy the many walking, and biking trails, and a short distance to shops, dining, and amenities, don't let this opportunity slip by! Book your showing today!!**

Inclusions: **Garage Heater**
Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













