



THE A-TEAM

RE/MAX FIRST

96 WESTON Manor, Calgary T3H 5N8

MLS#: A2166018 Area: West Springs Listing Date: 09/18/24 List Price: \$745,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2003
Finished Floor Area: 1,941
Lot Information: Lot Sz Ar: 5,037 sqft, Ttl Sqft: 1,941

DOM: 1
Layout: Beds: 3 (3), Baths: 2.5 (2 1), Style: 2 Storey

Access: Irregular Lot
Lot Feat: Double Garage Attached
Park Feat:

Parking: Ttl Park: 4, Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer: Private Yard
Ext Feat:
Construction: Stone, Vinyl Siding
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source: Poured Concrete
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Entrance, 2pc Bathroom, Bedroom, 4pc Bathroom, 5pc Ensuite bath, Dining Room, Pantry, Laundry, Walk-In Closet, Bedroom - Primary, Bedroom, and Walk-In Closet with their respective levels and dimensions.

Bonus Room

Second

19`0" x 13`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0311451

Zoning:

R-1

Remarks

Pub Rmks:

Welcome to this charming 2-storey home located in the highly sought-after West Springs community. The main floor features an open-concept layout with a living room that has large windows, a gas fireplace, and a dining area that opens onto the deck. The kitchen boasts maple cabinetry, a corner pantry, and a large island. Upstairs, you'll find a bonus room—perfect for relaxing or as additional family space—along with 3 bedrooms and 2 bathrooms. The master suite includes a 5-pc ensuite with double sinks, a separate shower, a soaker tub, and a walk-in closet. Don't forget to check out the fully fenced, exceptionally deep backyard. Located within walking distance of excellent public and private schools, and surrounded by plenty of amenities, this home offers the perfect blend of convenience and comfort. Book your showing today!

Inclusions:

N/A

Property Listed By:

Grand Realty

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





