



THE
A-TEAM

**RE/MAX
FIRST**

73 WESTON WAY , Calgary T3H5N7

MLS®#: **A2168413** Area: **West Springs** Listing Date: **09/23/24** List Price: **\$949,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2003** Abv Sqft: **2,262**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,555 sqft** Ttl Sqft: **2,262**
 Lot Shape:

DOM

5
Layout
 Beds: **6 (5 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer: Flooring: **Carpet, Ceramic Tile, Hardwood**
 Ext Feat: **Garden** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`2"	Bedroom	Main	9`10" x 12`5"
Breakfast Nook	Main	15`5" x 8`9"	Dining Room	Main	10`4" x 10`4"
Family Room	Main	14`5" x 17`3"	Kitchen	Main	17`10" x 12`5"
Laundry	Main	6`6" x 7`10"	Living Room	Main	11`4" x 10`6"
4pc Bathroom	Second	8`0" x 7`10"	5pc Ensuite bath	Second	11`6" x 9`1"
Bedroom	Second	10`2" x 13`6"	Bedroom	Second	9`11" x 13`11"
Bedroom	Second	11`7" x 11`0"	Bedroom - Primary	Second	15`1" x 13`7"

4pc Bathroom
Exercise Room
Furnace/Utility Room

Second
Basement
Basement

8`1" x 7`9"
20`3" x 13`9"
9`7" x 21`11"

Bedroom
Game Room

Basement
Basement

12`3" x 15`11"
15`0" x 20`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0311451

Remarks

Pub Rmks:

RARE LISTING! Discover this impeccably maintained 5-bedroom family home with over 3300sqft of living space in the highly desirable WEST SPRINGS community—offering everything you need for a life of comfort and style. With 4 bedrooms upstairs and a versatile main floor bedroom that doubles as a home office or guest suite, this spacious home is tailored for modern family living. From the moment you step inside, you'll be welcomed by a warm and inviting dining area, which flows effortlessly into the open-concept kitchen and living room. The kitchen, with its gleaming granite countertops and stainless steel appliances, is designed to impress—perfect for family meals or entertaining friends. The living room, with soaring ceilings and a cozy gas fireplace, is the ideal place to relax after a long day. Just outside, an expansive deck overlooks a fully landscaped backyard with mature trees, creating a private outdoor retreat for all-season enjoyment. Upstairs, the primary bedroom serves as a peaceful escape, featuring a walk-in closet and private ensuite. Three additional bedrooms and full bathroom upstairs provide plenty of room for family or guests, ensuring everyone has their own space. The fully finished basement is a true bonus, offering a spacious entertaining area, a full bathroom, a additional bedroom, and a custom dance studio—perfect for fitness enthusiasts or hobbyists. Beautiful hardwood floors on the main level, a convenient double car garage, and a brand new roof add even more value to this exceptional home. Located on a quiet street directly across from a playground, this home combines luxury, convenience, and family-friendly living in one of Calgary's most sought-after neighborhoods. This is your chance to own your dream home in West Springs—don't let it slip away!

Inclusions:
Property Listed By:

n/a
eXp Realty

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











