

82 WEST SPRINGS Gate, Calgary T3H 4P5

MLS®#: **A2171162** Area: **West Springs** Listing Date: **10/07/24** List Price: **\$649,800**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,370 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

11
Layout
 Beds: **2 (1 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`9" x 21`2"	Kitchen With Eating Area	Main	15`10" x 11`5"
Mud Room	Main	6`9" x 9`7"	Dining Room	Main	11`8" x 11`5"
4pc Bathroom	Main	10`4" x 7`5"	Bedroom - Primary	Main	11`3" x 10`11"
Walk-In Closet	Main	4`4" x 9`7"	Loft	Main	4`5" x 9`7"
Bedroom	Basement	12`7" x 12`7"	Walk-In Closet	Basement	9`3" x 6`7"
5pc Bathroom	Basement	17`7" x 8`5"	Family Room	Basement	20`2" x 10`11"
Game Room	Basement	13`4" x 12`2"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

0012552

Remarks

Pub Rmks: **Welcome to the vibrant community of West Springs! This stunning 1,120 sq ft bungalow offers NO CONDO FEES and is situated on a fantastic lot. Recent upgrades include a new roof, new blinds (2023), recessed lighting, and a kitchen with quartz countertops, built-in appliances, a 36-inch cooktop, and a custom pantry with pull-out shelves. The kitchen, dining, and living areas feature vaulted ceilings, while the main floor bedroom boasts a spacious closet with custom shelving and a finished secret loft. The lower level includes a large master bedroom with a walk-in closet, a luxurious Jack and Jill ensuite with a 6' custom shower, dual floating vanities, and a freestanding soaker tub. The family room is wired for surround sound, with space for a wall-mounted TV. The expansive backyard with a double garage, with a wide side yard offering potential RV parking, adds to the home's appeal.**

Inclusions:
Property Listed By: **N/A**
Grand Realty

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











