



THE
A-TEAM

**RE/MAX
FIRST**

22 WEST SPRINGS Court, Calgary T3H 5G5

MLS®#: **A2175157** Area: **West Springs** Listing Date: **10/27/24** List Price: **\$629,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **3,756 sqft**
Lot Shape: **29.8 x 126 feet**

Finished Floor Area
Abv Sqft: **1,106**
Low Sqft:
Ttl Sqft: **1,106**

DOM

2
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:
Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Irregular Lot,Landscaped,Level,Treed**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Garage Faces Rear,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Rain Gutters**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Refrigerator,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Central Vacuum,Closet Organizers,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Soaking Tub,Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	24`2" x 15`1"	Kitchen	Main	12`11" x 11`4"
Bedroom - Primary	Main	13`10" x 13`7"	Bedroom	Main	9`0" x 11`2"
4pc Bathroom	Main	7`10" x 10`2"	Game Room	Basement	26`1" x 22`1"
Bedroom	Basement	14`8" x 9`11"	Bedroom	Basement	12`7" x 9`8"
4pc Bathroom	Basement	7`6" x 4`9"	Furnace/Utility Room	Basement	6`2" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

0210788

Remarks

Pub Rmks:

INCREDIBLE VALUE! RARE BUNGALOW, NO CONDO FEES - 4 BEDROOMS, 2 BATHROOMS, DOUBLE GARAGE & FULLY FENCED YARD. WELCOME TO THIS NEWLY RENOVATED HOME Oct 2024 \$25k - LUXURY VINYL PLANK FLOORING, BASEBOARDS, KITCHEN QUARTZ COUNTERS, SINK & FAUCET, GE FRIDGE & STOVE, PAINT AND CENTRAL AIR CONDITIONING. Located in the prestigious community of West Springs, nestled in a quiet cul de sac, quality built by Morrison Homes, 1950 square feet of professionally developed living space. Featuring many upgrades - vaulted ceilings, big bright windows, 2 gas fireplaces, kitchen sky light, maple shaker style kitchen cupboards, roughed in garburator, built in central vacuum, music speakers, security system, water softener, wired for satellite dish and paved back lane. Bright open layout with very functional classic floor plan. Spacious kitchen, pantry, island for 4, adjacent dining area and rear door to deck, yard and garage. Spacious primary bedroom, vaulted ceiling, nook area, big bright window, double adjoined closet and cheater door to main bathroom. Main floor has secondary bedroom/home office and laundry with full size wash machine & dryer in back hall closet. Basement has great layout - family room with gas fireplace, recreation area (fits standard size pool table) and a flex space for office/gym, 2 spacious bedrooms, full bathroom and utility/furnace storage room. Gorgeous back yard fully fenced yard with trees, shrubs, flower gardens, grass area and deck with natural gas outlet for BBQ. Parking for 3 vehicles - double detached garage and RV/vehicle parking beside garage. Other updates are ROOF & HOT WATER TANK approximately 10 years old. Plenty of amenities close by within walking distance Blair's No Frills, Co-Op grocery, S.Bucks, Tim Hortons, Shoppers Drug Mart, various take out foods, Mercato's, Fergus & Bix, Vin Room, Brekkie, Una & Boston Pizza, Daycare/Playschool, Orange Theory Gym, Pilates Studio, Mathnasium, Vehicle Registry, many other shops & conveniences. Walking distance to Calgary French International School, St. Joan of Arc, West Springs Elementary and West Ridge Middle School. Short drive to Ernest Manning High School, Waldorf School, Rundle College, Webber Academy, Calgary Academy and Ambrose University. Aspen Landing Shopping Centre, West LRT Station and Westside Community Recreation Centre. are also a short drive. Many walking/running trails, parks and playgrounds throughout the community. West Springs is on the Western edge of the City with quick access to HWY 1, Rocky Mountains and a 10km drive to downtown Calgary core.

Inclusions:
Property Listed By:

N/A
CIR Realty

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







