



THE
A-TEAM

**RE/MAX
FIRST**

47 WEST SPRINGS Lane, Calgary T3H 5W1

MLS®#: **A2177201** Area: **West Springs** Listing Date: **11/07/24** List Price: **\$479,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 22-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2005**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Garden,Landscaped,Many Trees,Views**
 Park Feat: **Double Garage Attached,Insulated**

Finished Floor Area

Abv Sqft: **1,219**
 Low Sqft:
 Ttl Sqft: **1,219**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard,Private Entrance**

Construction: **Brick,Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`9" x 12`7"
Dining Room	Main	12`7" x 7`9"
Foyer	Main	4`3" x 3`11"
Laundry	Upper	7`0" x 6`8"
Family Room	Basement	14`5" x 10`1"
Bedroom - Primary	Upper	11`3" x 10`11"

Room	Level	Dimensions
Kitchen	Main	11`7" x 8`4"
Den	Main	2`10" x 2`9"
Balcony	Main	7`11" x 7`0"
Walk-In Closet	Upper	5`8" x 5`6"
Furnace/Utility Room	Basement	8`3" x 5`1"
Bedroom	Upper	11`2" x 10`10"

2pc Bathroom
3pc Bathroom

Main
Upper

4pc Ensuite bath

Upper

Legal/Tax/Financial

Condo Fee:
\$463

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0812695**

Remarks

Pub Rmks: **Beautifully styled 2 storey townhome fronting onto the gorgeous courtyard and tranquil pond. Leave your vehicles safely out of the elements in your insulated and drywalled double attached garage while you explore this vibrant community, then come home to a quiet sanctuary. The main floor has a perfect layout with a vast open floor plan, 9' ceilings, durable laminate flooring, and a neutral colour pallet. Bayed windows showcase those serene courtyard views from the casually elegant dining room. Relaxation is inviting in front of the gas fireplace in the welcoming living room with built-ins for your media equipment. The modern kitchen encourages culinary adventures featuring granite countertops, stainless steel appliances, full-height cabinets and a centre island with breakfast bar seating. A built-in tech desk is great for working from home, doing homework or catching up on emails. Summer barbequing is a breeze on the adjacent balcony with a handy gas line. Conveniently a powder room completes the main level. Soaring 9' ceilings are also found on the upper level for an airy retreat. The primary bedroom is a true owner's oasis with a large custom walk-in closet and a private 4-piece ensuite. The second bedroom is almost as luxurious with its own balcony overlooking the serene courtyard and easy access to the 3-piece bathroom. Laundry is also on this level, no more hauling loads up and down the stairs! Enjoy the versatility of a large rec room in the finished basement with ample space for media, work, study, play, fitness and more. Phenomenally located within walking distance to schools, numerous parks, the tennis courts and both West 85th and West Springs Village with tons of restaurants, boutique shops and a variety of professional services. Coming soon to the area is Truman's West District Central Park consisting of 8.4 acres of parks and pathways plus ice skating, farmers markets, events, a skatepark, basketball courts, concerts and festivals at the outdoor amphitheatre and so much more! When you do need to leave the neighbourhood enjoy the easy access to the newly completed Stoney Trail extension. Come see this outstandingly located, sophisticated and move-in ready home for yourself!**

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Mountain View)

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











