



THE
A-TEAM

**RE/MAX
FIRST**

91 WESTON Manor, Calgary T3H 5N8

MLS® #: **A2195825** Area: **West Springs** Listing Date: **02/27/25** List Price: **\$835,000**
 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: **2004** Abv Sqft: **2,197**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,865 sqft** Ttl Sqft: **2,197**
 Lot Shape:

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Lawn, Pie Shaped Lot, Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Office	Main	12`3" x 10`2"
Dining Room	Main	12`10" x 11`10"	Kitchen	Main	11`8" x 12`1"
Living Room	Main	17`2" x 17`8"	Mud Room	Main	6`0" x 11`4"
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
Bedroom	Upper	9`9" x 10`5"	Bedroom	Upper	12`9" x 10`5"

Bonus Room

Upper

15`3" x 13`6"

Bedroom - Primary
Legal/Tax/Financial

Upper

14`3" x 12`6"

Title:
Fee Simple
Legal Desc:

0311451

Zoning:
R-G

Remarks

Pub Rmks: ****OPEN HOUSE THIS SUNDAY MARCH 2ND FROM 3:00PM - 4:30PM **** Nestled on a quiet street in the desirable community of West Springs, this meticulously maintained home sits on a sunny, south-facing 4,865 sq. ft. pie-shaped lot—perfect for families! It’s just a short walk to three top-rated schools (K-9) and the expanding shops and services along 85th Street, making this location unbeatable. Inside, you’ll find 2,197sq. ft. above grade, showcasing gleaming maple hardwood floors, 9’ ceilings, and a bright, open-concept Great Room with massive windows overlooking the beautiful backyard. The gourmet kitchen features imported quartz countertops, a center island with a breakfast bar, stainless steel appliances, a large walkthrough pantry, and plenty of cupboard space. The adjacent dining nook leads to an expansive rear deck with bench seating, where you can relax while keeping an eye on the kids. A private home office/den in the front of the home and a mudroom with access to the attached two-car garage complete the main level. Upstairs, the primary retreat boasts oversized windows, a large walk-in closet, and a spa-like 4-piece ensuite with a separate soaker tub. Two additional generously sized bedrooms enjoy warm, natural light and share a 4-piece bathroom. The upper floor is completed by a spacious bonus room—perfect for a media area or playroom—along with a conveniently located laundry room. The unfinished lower level offers a blank canvas, ready for your personal touch and endless possibilities. Notable updates include new carpets (2021), roof shingles (2021), Air conditioning (2022), hot water tank (2023), water softener (2022), all toilets (2022), a composite rear deck (2022), quartz countertops (2021), and stainless steel appliances (2022). Enjoy easy access to downtown, the majestic mountains, parks, top-rated schools, and endless shopping and dining options. Don’t miss your chance to own this stunning home—contact your favorite realtor today to schedule a private viewing

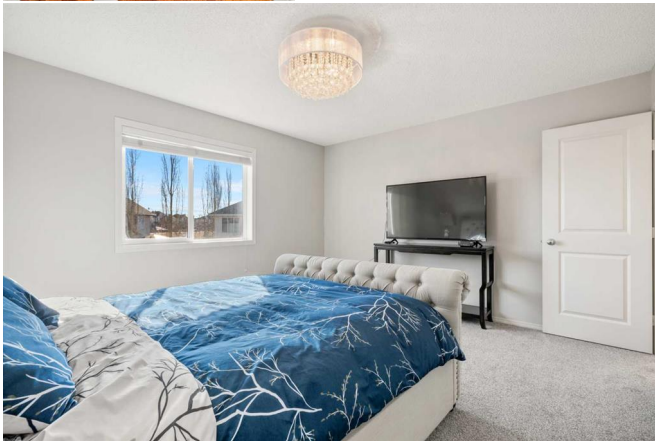
Inclusions:
Property Listed By: **Century 21 Bamber Realty LTD.**

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

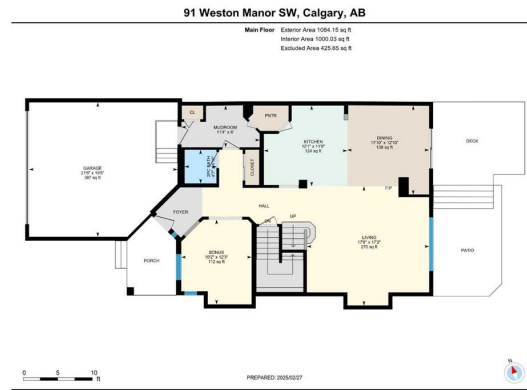
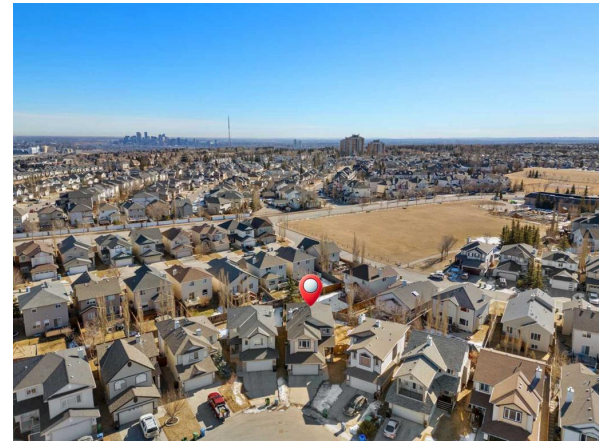




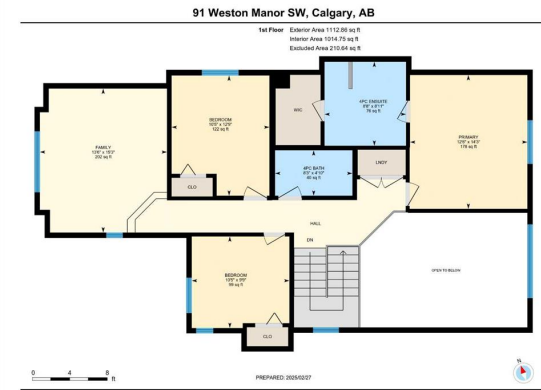








While regions are excluded from total floor area in (DUDE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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