



THE
A-TEAM

**RE/MAX
FIRST**

36 WESTON Place, Calgary T3H5N6

MLS®#: **A2196847** Area: **West Springs** Listing Date: **03/03/25** List Price: **\$929,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,898 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,389**
 Low Sqft:
 Ttl Sqft: **2,389**

DOM
6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Cul-De-Sac,Garden,Irregular Lot,Low Maintenance Landscape,No Neighbours Behind,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Oven,Range Hood,Refrigerator,Washer**
 Int Feat: **High Ceilings,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	9`6" x 10`3"	Living Room	Main	14`5" x 17`0"
Kitchen	Main	14`8" x 17`0"	Laundry	Main	7`10" x 13`3"
Foyer	Main	11`9" x 9`2"	Dining Room	Main	13`0" x 5`11"
2pc Bathroom	Main	6`9" x 8`2"	Family Room	Upper	18`10" x 15`4"
Bedroom - Primary	Upper	14`4" x 18`11"	Bedroom	Upper	12`2" x 14`8"
Bedroom	Upper	9`8" x 14`9"	5pc Ensuite bath	Upper	14`5" x 10`0"
4pc Bathroom	Upper	8`0" x 4`11"	Bedroom	Basement	12`8" x 22`4"

4pc Bathroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

8`1" x 4`11"
13`0" x 19`6"
14`9" x 15`9"

Den
Cold Room/Cellar

Basement
Basement

14`10" x 11`8"
11`11" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0311451

Remarks

Pub Rmks:

Welcome to your dream home! This meticulously maintained property, is situated in one of Calgary's most desirable locations, West Springs! With amazing curb appeal & sitting pretty in a quiet South-facing Cul-de-sac, this stunning home features 4 spacious bedrooms, 3.5 bathrooms, a double car garage, and a fully finished basement. Bring on the work-life balance as the Rocky Mountains are in close proximity! Boasting over 3400 square feet of developed living space, this home is perfect for families, investors, & remote workers. The finished basement adds plenty of extra space with versatile potential to add a 5th bedroom or home office - subject to City approvals. The giant south-facing bonus room allows tons of natural light, creating the perfect spot to relax or entertain. Some move-in-ready upgrades include, Quartz countertops, upgraded faucets, paint, careful gardening and beautiful landscaping in the front & backyard. The spacious front porch is perfect for enjoying morning coffee, and the expansive deck is perfect for creating toasty memories with your friends and family. This property is not just a home, but a lifestyle & smart investment with incredible value appreciation potential! Call your favorite realtor today- and come see it for yourself!

Inclusions:
Property Listed By:

N/A
CIR Realty

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













