

39 WESTON Rise, Calgary T3H 5E8

Utilities:

A2197164 02/26/25 MLS®#: Area: **West Springs** Listing List Price: **\$1,059,900**

Status: Active Calgary None County: Change: Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: **Detached** City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Calgary Finished Floor Area 2004 Abv Saft:

Low Sqft:

4,617 sqft Ttl Sqft: 2.525

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

0

2,525

Ttl Park: 4 2 Garage Sz:

5 (4 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Cul-De-Sac, Gentle Sloping, Pie Shaped Lot

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: In Floor, Forced Air, Natural Gas Stone, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: Playground Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings Int Feat: Granite Counters, Kitchen Island, No Smoking Home

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 17`3" x 15`2" **Breakfast Nook** Main 12`11" x 9`0" Kitchen Main 13`6" x 13`4" **Dining Room** Main 9`11" x 13`4" 2pc Bathroom Main 4`7" x 5`0" **Bedroom - Primary** Upper 14`10" x 13`11" Bedroom Upper 11`1" x 10`11" Bedroom Upper 10`11" x 10`11" **Bedroom** Upper 13`2" x 10`0" 4pc Bathroom Upper 7`5" x 4`11" 5pc Ensuite bath Upper 13`5" x 12`0" **Bonus Room** Upper 18`11" x 15`0" Laundry Main 8`7" x 7`7" Furnace/Utility Room **Basement** 10`7" x 11`0"

Family Room Basement 19`2" x 16`8" Bedroom Basement 10`7" x 13`7" 4pc Bathroom **Basement** 7`10" x 4`11" Basement 12`11" x 10`1" Flex Space Fover Main 5`11" x 11`9" **Pantry** Main 3`8" x 3`11" Walk-In Closet 7`2" x 6`8" Upper

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0211067**

Remarks

Pub Rmks:

Nestled on a quiet cul-de-sac in Weston Rise, this stunning two-storey walkout sits on a spacious pie-shaped lot with SW exposure, offering 3,500 sq. ft. of total living space with 4 bedrooms up and 2 down. Located in the vibrant, family-friendly community of West Springs, this home is bathed in natural light and features an open-concept main floor with 9' ceilings, maple hardwoods, and expansive windows. The chef's kitchen boasts granite countertops, stainless steel appliances, a gas stove, a corner pantry, and a bright breakfast nook that flows into the sun-filled southwest-facing family room. A formal dining room with a charming bay window adds to the elegance of the main level. Upstairs, the spacious primary suite features a large walk-in closet and a luxurious 5-piece ensuite, complemented by three additional bedrooms and a generous bonus room. The professionally finished walkout basement offers in-floor heating, two additional bedrooms, a family/rec room, a third full bath, and direct access to the beautifully landscaped backyard with mature flowering trees, abundant sunlight, and a relaxing hot tub. Recent upgrades include air conditioning (2024), a high-efficiency furnace (2024), and a tankless hot water tank (2024). With walking paths, top-rated schools, shopping, dining, and all essential amenities just minutes away, this exceptional home offers the perfect blend of comfort and convenience. Don't miss the chance to make it yours—WELCOME HOME!

Inclusions: Hot tub (as is)
Property Listed By: TrustPro Realty

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













