

# \$749,900 - 151 West Springs Road Sw, Calgary

MLS® #A2246196

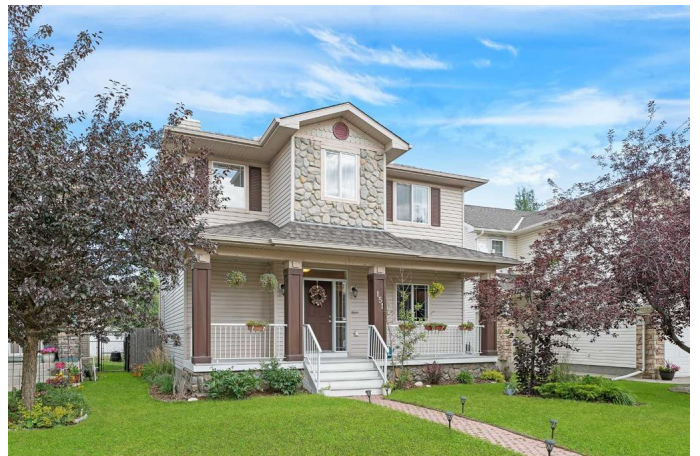
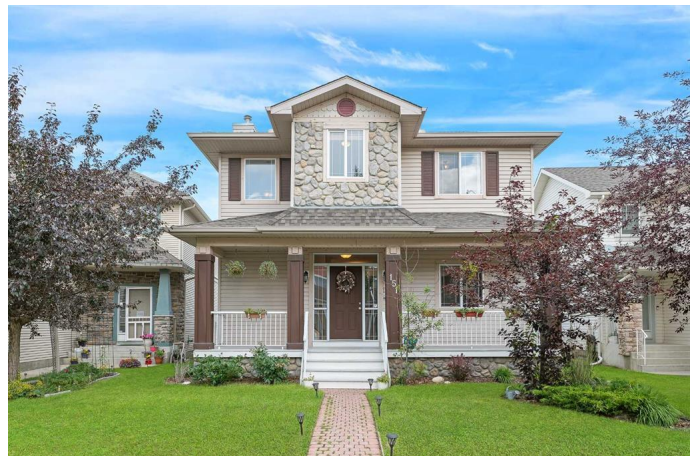
**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SATURDAY, AUGUST 9TH FROM 1-4 PM. Located in the family oriented community of West Springs, this bright 3+1 bedroom home offers over 2600 sq ft of developed living space! The open main level presents hardwood floors & plenty of natural light, showcasing a spacious living room with corner floor to ceiling feature fireplace which is open to the casual dining area & kitchen that's nicely finished with island/eating bar, plenty of storage space (including pantry) & stainless steel appliances including a newer dishwasher. A private den/office is tucked away just off the foyer – perfect for a home office setup. Completing the main level is a 2 piece powder room. The second level hosts a versatile loft area, 3 bedrooms, 4 piece bath & laundry facilities. The primary bedroom boasts a walk-in closet & private 4 piece ensuite with relaxing soaker tub & separate shower. Basement development includes a family room with cozy fireplace, games area, fourth bedroom & 4 piece bath. Other notable features include fresh paint throughout, hot water tank (2022) & replacement of furnace control board (2023). Outside, enjoy the beautifully landscaped front yard & roomy front porch & back yard with deck, dog run & access to the double detached garage. This lovely home is conveniently located close to parks, excellent schools, shopping, public transit & has easy access to Old Banff Coach Road & Sarcee Trail.



Built in 2003

## Essential Information

MLS® #	A2246196
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	151 West Springs Road Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4P6

## Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Dog Run
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	167
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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