

70 Weston Park SW
Calgary, Alberta

MLS # A2291768



\$770,000

Division:	West Springs		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,572 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this inviting 1.5 story home in the highly desirable community of West Springs! This beautiful family home offers three spacious bedrooms, two full bathrooms and a double attached garage. The main floor showcases new luxury vinyl plank flooring , a fresh coat of paint and a bright open layout filled with natural light from oversized windows, a skylight and vaulted ceilings. The spacious kitchen has a new dishwasher, abundant cabinetry, a corner pantry and generous prep space with both a centre island and peninsula, making it perfect for cooking and entertaining. The dining area and inviting living room with a cozy gas fireplace overlooks the backyard, ideal in a family home for keeping an eye on little ones. Step outside to a low maintenance yard featuring an upper rear deck with bbq gas line, a lower stone patio and a rock garden in the front. Two large bedrooms, a 4pc bathroom and convenient main floor laundry with a new dryer complete this level. The primary bedroom occupies the entire upper level creating a private retreat with south facing windows flooding the space with light, along with a walk in closet and 4pc ensuite that offers comfort and privacy. The unfinished lower level is awaiting your personal touch and features large windows, tall ceilings and a rough-in for a future bathroom plus it has a new furnace. Located just 20 minutes from downtown, West Springs offers excellent schools, top restaurants, cafes, fitness facilities and boutique shopping all within walking distance from your front door.