

**18 Westbury Place SW**  
**Calgary, Alberta**

**MLS # A2309586**



**\$869,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,890 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gentle Sloping, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

JUST LISTED in West Springs! This beautifully fully finished 2-storey home is ideally situated on a huge lot in a quiet cul-de-sac location! Walking distance to many excellent schools including St. Joan of Arc, West Springs School, West Ridge School, and Calgary French & International School. The home features gorgeous finishings throughout with the perfect wide open floor plan, two spacious living areas on the main floor, white shaker-style cabinetry, quartz countertops, luxury vinyl plank flooring, a large corner pantry, gas fireplace, and a generous dining area perfect for family living and entertaining. Luxury vinyl plank flooring continues up the staircase and throughout the upper level, which offers 3 oversized bedrooms including a king-sized primary retreat with large windows and a stunning ensuite featuring dual sinks, a soaker tub, separate tiled shower, and a large walk-in closet. The professionally finished basement offers a large recreation area with a second gas fireplace, wet bar, spacious bedroom, full 4-piece bathroom, private office area, and separate storage room. The oversized garage easily fits two full-sized SUVs. Additional upgrades include iron spindle railings, knockdown ceilings, pot lights, newer window coverings, a large deck area, mature berry bushes, and much more. Located close to CO-OP, Shoppers Drug Mart, restaurants, and numerous other amenities.