

**111 West Springs Way SW**  
**Calgary, Alberta**

**MLS # A2309906**



**\$856,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Private, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Welcome to 111 West Springs Way SW. Located in the popular area of West Springs, this updated 4 bdrm 4 bath home offers over 2650 sq ft of living space. Amazing curb appeal with the treed front yard and impressive full width front porch. Step inside and a spacious foyer with custom tiled floor greets you. The main floor features 9 foot ceilings, a convenient front office, an amazing updated (2020) island kitchen featuring granite countertops, custom ceiling height cabinets with cabinet lighting, newer stainless steel appliances, including a convection oven, glass block back splash and a corner pantry. The kitchen is open to the living room with a corner gas fire place and built-in cabinets. There is a privacy door off the kitchen leading to the large dining room that has room for the whole family. A very useful mudroom and 2 piece powder room finish off this floor. The second floor features the delightful primary bedroom with gorgeous hardwood floors, a sitting area and a 5 piece spa like ensuite with heated floors that is to die for! Two more good sized bedrooms and a updated 4 piece bath, also with heated floors, round out this floor. The lower level is developed with a recreation room, a large bedroom with new egress window, a 3 piece bathroom, an office and a craft room with work bench. Garden doors lead out the the fabulous treed SW facing back yard with a two tiered deck to enjoy your favorite beverage on, raised planters with waters, vinyl fencing and a two car detached garage with wood storage shelving. Some of the upgrades and updates include, there are too many to list, built-in speakers in most rooms, central air conditioning, triple pane windows (2022) on upper level and basement, Hunter Douglas blinds, central vacuum, water softener, Newer Furnace (2022) , hot tub rough-in, oversize hot water tank and much more. This home is in an ideal location with schools,

parks, shopping, and public transportation close by. Come have a look you won't be disappointed.