

\$479,000 - 47 West Springs Lane Sw, Calgary

MLS® #A2177201

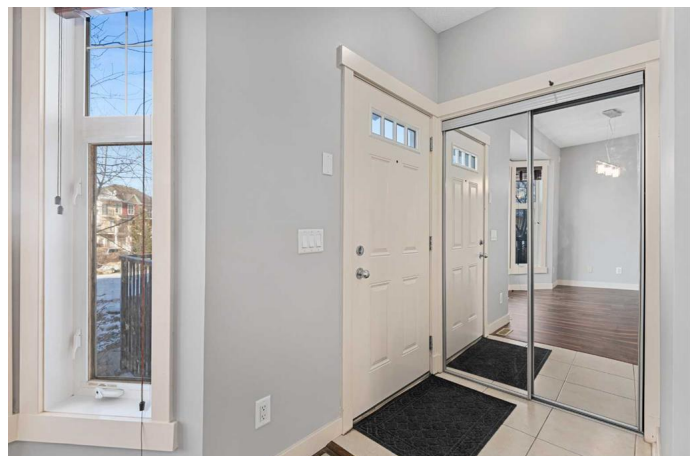
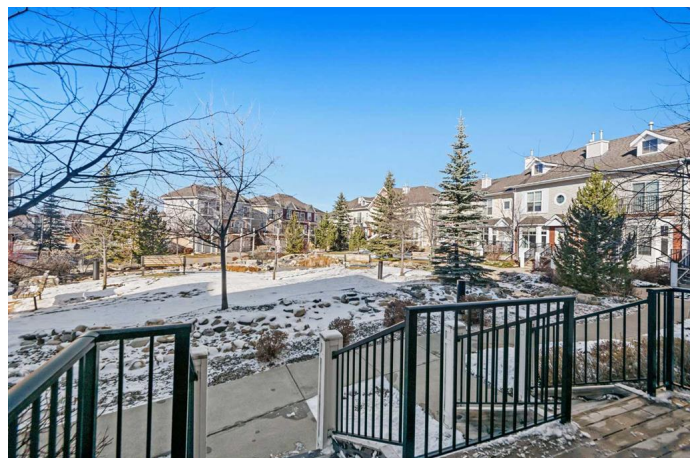
\$479,000

2 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Beautifully styled 2 storey townhome fronting onto the gorgeous courtyard and tranquil pond. Leave your vehicles safely out of the elements in your insulated and drywalled double attached garage while you explore this vibrant community, then come home to a quiet sanctuary. The main floor has a perfect layout with a vast open floor plan, 9'™ ceilings, durable laminate flooring, and a neutral colour pallet. Bayed windows showcase those serene courtyard views from the casually elegant dining room. Relaxation is inviting in front of the gas fireplace in the welcoming living room with built-ins for your media equipment. The modern kitchen encourages culinary adventures featuring granite countertops, stainless steel appliances, full-height cabinets and a centre island with breakfast bar seating. A built-in tech desk is great for working from home, doing homework or catching up on emails. Summer barbequing is a breeze on the adjacent balcony with a handy gas line. Conveniently a powder room completes the main level. Soaring 9'™ ceilings are also found on the upper level for an airy retreat. The primary bedroom is a true owner's oasis with a large custom walk-in closet and a private 4-piece ensuite. The second bedroom is almost as luxurious with its own balcony overlooking the serene courtyard and easy access to the 3-piece bathroom. Laundry is also on this level, no more hauling loads up and down the stairs! Enjoy the versatility of a large rec room in the finished basement with



ample space for media, work, study, play, fitness and more. Phenomenally located within walking distance to schools, numerous parks, the tennis courts and both West 85th and West Springs Village with tons of restaurants, boutique shops and a variety of professional services. Coming soon to the area is Truman's West District Central Park consisting of 8.4 acres of parks and pathways plus ice skating, farmers markets, events, a skatepark, basketball courts, concerts and festivals at the outdoor amphitheatre and so much more! When you do need to leave the neighbourhood enjoy the easy access to the newly completed Stoney Trail extension. Come see this outstandingly located, sophisticated and move-in ready home for yourself!

Built in 2005

Essential Information

MLS® #	A2177201
Price	\$479,000
Sold Price	\$473,600
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	47 West Springs Lane Sw
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Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5W1

Amenities

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Courtyard
Lot Description	Garden, Landscaped, Many Trees, Backs on to Park/Green Space, Creek/River/Stream/Pond, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	December 5th, 2024
Days on Market	28
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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