

18 Westbury Place SW
Calgary, Alberta

MLS # A2309586



\$869,900

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

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.