ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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77 Weston Way SW
Calgary, Alberta

MLS # A2297631

$984,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,182 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape, Rectangular Lot		

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

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Drapes, basement refrigerator, basement chest freezer, TV mounts (x2), shelving in garage, all shelving in bonus room, shed.

Welcome to this beautifully renovated 4 bed, 3.5 home that perfectly blends comfort, style, and functionality in the heart of West Springs. Situated directly across from a park and green space, you’ll enjoy peaceful views and easy access to outdoor recreation, all while being just minutes from incredible amenities. Step inside to a spacious front entrance featuring a generously sized office—ideal for working from home or creating a quiet study space. Thoughtfully laid out, this home includes a convenient laundry area with custom built-ins, direct access to the double car garage, and a high efficiency furnace that was upgraded last year, making everyday living seamless and comfortable. The heart of the home is the stunning kitchen, complete with quartz countertops, a large island with breakfast bar seating, ceiling-height cabinetry, and sleek stainless steel appliances, including a bar fridge for added convenience. The adjacent eating nook is bright and inviting, offering direct access to the west-facing backyard and deck—perfect for indoor-outdoor living and entertaining. The living room is equally impressive, featuring a cozy fireplace with a stone surround and wooden mantle, complemented by a large window that fills the space with natural light. A 2pc powder room completes this main floor. Upstairs, you’ll find a spacious bonus room with vaulted ceilings and built-in features, creating the perfect retreat for relaxing or gathering with family. The primary bedroom is a true sanctuary, boasting vaulted ceilings, a large window overlooking the backyard, walk-in closet and a 5-piece ensuite complete with a soaking tub, stand-alone shower, dual vanity and in-floor heating. Two additional well-sized bedrooms share a modern 4-piece bathroom, making this level ideal for families. The fully developed basement expands your living space even further,

offering heated tile floors, a large family and recreation area, a wet bar with granite countertops, a 3-piece bathroom with a stand-alone shower, and an additional generously sized bedroom—perfect for guests or extended family. Outside, the west-facing backyard is designed for enjoyment and privacy, featuring a spacious deck with a privacy wall, a fully fenced yard, and garden boxes for those with a green thumb. This home offers the perfect combination of thoughtful design, beautiful finishes, and an unbeatable location—an exceptional opportunity you won’t want to miss.

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