

# \$825,000 - 151 West Springs Road Sw, Calgary

MLS® #A2214867

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,827 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

Welcome to your dream home in West Springs! This stunning 2-storey gem offers over 2,400 SqFt of beautifully developed living, blending modern elegance with family-friendly charm. Step into a tiled foyer that flows past a versatile office into an open-concept main floor designed for effortless living. The heart of the home, a chef's kitchen, boasts stainless steel appliances, a center island with a raised eating bar, ample cabinetry, and a corner pantry. Gleaming hardwood floors guide you to the dining and living areas, where a cozy corner fireplace and expansive picture windows flood the room with natural light. Upstairs, discover a serene primary suite fit for royalty, featuring a spacious layout for a king-sized bed, a walk-in closet, and a luxurious ensuite with a soaker tub. Two generous bedrooms, a flexible bonus room, a second full bathroom, and convenient upper-level laundry complete this level. The fully finished basement elevates the home with a fourth bedroom (ideal for guests or a home office), a sprawling family room with a second gas fireplace, and another full bathroom—perfect for movie nights or teen retreats. Outside, the expansive backyard offers space for kids to play, RV parking, and a detached garage, with front and back decks ready for summer gatherings. Recent upgrades, including a 2022 water tank, a well-maintained furnace, and a 2021 dishwasher, ensure peace of mind. Nestled in vibrant West Springs, steps from top schools,



parks, and amenities, this move-in-ready home is where memories are made. Don't miss out—call your favorite realtor to book a private tour today! It's a move you'll be glad you made.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214867    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,827       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 151 West Springs Road Sw |
| Subdivision | West Springs             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H4P6                   |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Playground                                                                  |
| Parking Spaces | 2                                                                           |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, RV Access/Parking |
| # of Garages   | 2                                                                           |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Vinyl Windows                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 2                                                                                   |
| Fireplaces        | Gas, Living Room, Stone, Recreation Room                                            |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Level |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |
| HOA Fees       | 167              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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