

47 West Springs Lane SW  
Calgary, Alberta

MLS # A2177201



## \$489,000

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 463
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** None

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 barbecuing 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!