



## 30 West Springs Road Calgary Alberta

\$1,074,999

Discover this beautifully maintained two-story family home, perfectly situated in the desirable community of West Springs. Built in 2001, this 2,370 sq. ft. property is set on an expansive 1/5-acre lot—an increasingly rare find in the area—offering abundant space for both comfortable indoor living and outdoor enjoyment. As you step inside, you are greeted by a bright and welcoming foyer that opens to a spacious living area and a versatile room, currently used as a laundry area, which can easily be transformed into a home office, playroom, or even a fifth bedroom to accommodate your family's needs. The main floor's open-concept design seamlessly connects the kitchen, dining, and living areas, making it ideal for both daily living and entertaining. The heart of the home is the well-appointed kitchen, featuring an abundance of cabinetry, a large dining area, and a window that frames a picturesque view of the deck and the beautifully landscaped backyard. The adjacent living room impresses with its vaulted ceilings and a cozy gas fireplace, creating a warm and inviting atmosphere perfect for family gatherings or quiet evenings at home. Both the kitchen and living room offer access to an expansive, west-facing composite deck that spans the entire length of the house—an exceptional space for hosting guests or enjoying tranquil sunsets. Upstairs, the home offers four comfortable bedrooms, including a spacious master suite that serves as a true retreat. The master suite is enhanced by its own gas fireplace, a private ensuite with double sinks, a separate shower, a relaxing soaking tub, and a generous walk-in closet. Three additional bedrooms share a well-appointed three-piece bathroom, providing ample space and comfort for families of all sizes. The walk-out basement is an unfinished canvas, offering over 1,300 sq. ft. of potential living space. With roughed-in plumbin...

Primary Bedroom 15.25 Ft x 15.92 Ft

Bedroom 8.92 Ft x 12.67 Ft

Bedroom 9.92 Ft x 10.25 Ft

Bedroom 9.33 Ft x 10.92 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

5pc Bathroom 8.67 Ft x 12.08 Ft

Breakfast 7.75 Ft x 14.50 Ft

Dining room 9.25 Ft x 12.33 Ft

Living room 10.42 Ft x 11.25 Ft

Family room 14.33 Ft x 17.92 Ft

Den 8.58 Ft x 11.00 Ft

Other 5.50 Ft x 7.75 Ft

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**Mirror**

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2pc Bathroom 4.08 Ft x 4.75 Ft

Other 4.75 Ft x 8.25 Ft

Kitchen 15.75 Ft x 16.58 Ft