



## 47 Weston Park Calgary Alberta

\$775,000

This updated two-storey home in West Springs offers a prime location backing onto a park. The main floor features hardwood flooring, kitchen island with granite countertops and breakfast bar, plenty of counter space, walk-in pantry and large eating area overlooking the backyard. The spacious living room has a two way fireplace and a large south facing window. There is also a main floor flexroom that can serve various purposes whether an office or formal dining room, and a convenient half-bathroom. Upstairs, you'll find the spacious master bedroom with 5 piece ensuite and walk-in closet. There is another four piece bath and two more generous sized bedrooms as well as a laundry room. The fully finished basement includes an additional bedroom, a family room, a 3 piece bathroom, and ample storage space. Outside, the beautiful south facing backyard boasts a 2 tier no-maintenance deck with a gas line for the barbecue, and beautiful perennials with a great view of the park. Extra features include roughed-in heating for the driveway, oversized garage and low-maintenance landscaping. There are also recent upgrades such as washer and dryer, fridge, upstairs blinds, fresh paint throughout, new carpet upstairs, garage door, hot water tank, and roof. This home is move-in ready with great access to Stoney Trail, Bow Trail, shopping, schools and transportation. This one won't last.

(id:6769)

Family room 4.59 M x 7.19 M

Bedroom 3.12 M x 3.87 M

Storage 3.99 M x 1.44 M

3pc Bathroom Measurements not available

Living room 3.85 M x 4.22 M

Kitchen 4.38 M x 3.58 M

Dining room 4.38 M x 2.60 M

Other 2.97 M x 3.89 M

2pc Bathroom Measurements not available

Primary Bedroom 4.61 M x 5.27 M

Bedroom 3.74 M x 3.04 M

Bedroom 3.39 M x 3.08 M

Laundry room 2.29 M x 1.89 M

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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**Mirror**

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