



## 47 West Springs Lane Calgary Alberta

\$489,000

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 barbequing 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,...

Family room 14.42 Ft x 10.08 Ft  
Furnace 8.25 Ft x 5.08 Ft  
Foyer 4.25 Ft x 3.92 Ft  
Living room 12.75 Ft x 12.58 Ft  
Kitchen 11.58 Ft x 8.33 Ft  
Dining room 12.58 Ft x 7.75 Ft

2pc Bathroom Measurements not available  
Laundry room 7.00 Ft x 6.67 Ft  
Other 5.67 Ft x 5.50 Ft  
Primary Bedroom 11.25 Ft x 10.92 Ft  
Bedroom 11.17 Ft x 10.83 Ft  
4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://bonnydann.com/>



**RE/MAX REAL ESTATE  
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3pc Bathroom Measurements not available

Den 2.83 Ft x 2.75 Ft

Other 7.92 Ft x 7.00 Ft