



# 138 West Springs Road Calgary Alberta

\$459,900

Welcome to this coveted townhome in the desirable community of West Springs, where comfort and convenience meet. This property boasts an exceptional layout with multiple outdoor living spaces and modern features. As you approach the front entrance, you are greeted by a spacious deck - perfect for enjoying warm summer evenings, or hosting friends and family. Adjacent to the deck, you'll find a handy extra storage area for all your outdoor essentials. Upon entering, you are welcomed into an open-concept second floor, which seamlessly integrates the spacious kitchen, dining room, and living area. The kitchen is designed for both function and style, offering plenty of space for cooking and entertaining. Step out from the kitchen onto the rear balcony, which is equipped with a gas line BBQ - making outdoor cooking a breeze. Also on this floor is a convenient half-bathroom and a well-placed laundry room. Upstairs, you'll discover two generously sized bedrooms. The master suite features a private ensuite bathroom and its own balcony for an additional retreat space. With three outdoor spaces - including two balconies and the front deck - this townhome offers rare opportunities for outdoor living. The second bedroom is equally spacious and includes a walk-in closet, along with a separate entrance to the second full bathroom. On the first floor, you'll find a back entrance and access to a single attached garage with a front driveway to park a second car outside, complete with additional storage space. The community of West Springs is known for its excellent schools, including the renowned St. Joan of Arc Catholic School (K-9), West Springs School (K-4), and West Ridge School (5-9). Shopping, dining, and all amenities are within easy reach, and with just a 20-minute commute to downtown Calgary, this location offers the best of both convenience and suburban tranquility. The ne...

Listing Presented By:



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2pc Bathroom 6.17 Ft x 6.58 Ft  
 Other 10.33 Ft x 6.75 Ft  
 Foyer 4.58 Ft x 8.42 Ft  
 Kitchen 13.00 Ft x 10.92 Ft  
 Living room 14.25 Ft x 10.92 Ft  
 Laundry room 2.58 Ft x 3.00 Ft

3pc Bathroom 5.92 Ft x 6.58 Ft  
 4pc Bathroom 4.92 Ft x 8.83 Ft  
 Other 5.67 Ft x 3.42 Ft  
 Primary Bedroom 18.83 Ft x 10.58 Ft  
 Bedroom 14.92 Ft x 10.00 Ft  
 Other 3.42 Ft x 6.42 Ft

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

Furnace 4.92 Ft x 9.33 Ft

Other 3.42 Ft x 7.00 Ft