



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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90 West Springs Way SW
Calgary, Alberta

MLS # A2240961



\$625,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

PRICE REDUCED for quick sale.....Welcome home to a beautiful, 3Br/3Bath+Den, fully finished,1 storey, Duplex with a double detached garage in the very sought-after West Springs community of SW Calgary. The Main level of the unit features a bright and open Living Room with a fireplace, Kitchen/Dining, Primary Bedroom with a 4 Pc Ensuite Bath, Second Bedroom, 4 Pc Full Main Bath, and Laundry. The naturally well-lit Kitchen with a Skylight houses all major appliances in Stainless steel/Black, Quartz countertops with a raised eating bar, ample cabinets, a corner pantry, and a center island. Off the Dining area, there is access to the deck , fully fenced backyard, and a double detached garage. The finished basement boasts a huge Entertainment/Recreation Room, the 3rd Bedroom with a walk-in closet, a 4 Pc Full Bathroom, and a good sized Den/Office. The location of the home is ideal with all amenities close by - Bus Stop, 69th Street station, Shopping, Dining, Public and private Schools, Playgrounds, access to Bow Trail/ Stoney Trail/ 17th Avenue/Downtown etc. Please contact your favourite Realtor and book your viewing today.