

77 Weston Way SW  
Calgary, Alberta

MLS # A2297631



**\$984,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,182 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** Drapes, basement refrigerator, basement chest freezer, TV mounts (x2), shelving in garage, all shelving in bonus room, shed.

Welcome to this beautifully renovated 4 bed, 3.5 home that perfectly blends comfort, style, and functionality in the heart of West Springs. Situated directly across from a park and green space, you'll enjoy peaceful views and easy access to outdoor recreation, all while being just minutes from incredible amenities. Step inside to a spacious front entrance featuring a generously sized office—ideal for working from home or creating a quiet study space. Thoughtfully laid out, this home includes a convenient laundry area with custom built-ins, direct access to the double car garage, and a high efficiency furnace that was upgraded last year, making everyday living seamless and comfortable. The heart of the home is the stunning kitchen, complete with quartz countertops, a large island with breakfast bar seating, ceiling-height cabinetry, and sleek stainless steel appliances, including a bar fridge for added convenience. The adjacent eating nook is bright and inviting, offering direct access to the west-facing backyard and deck—perfect for indoor-outdoor living and entertaining. The living room is equally impressive, featuring a cozy fireplace with a stone surround and wooden mantle, complemented by a large window that fills the space with natural light. A 2pc powder room completes this main floor. Upstairs, you'll find a spacious bonus room with vaulted ceilings and built-in features, creating the perfect retreat for relaxing or gathering with family. The primary bedroom is a true sanctuary, boasting vaulted ceilings, a large window overlooking the backyard, walk-in closet and a 5-piece ensuite complete with a soaking tub, stand-alone shower, dual vanity and in-floor heating. Two additional well-sized bedrooms share a modern 4-piece bathroom, making this level ideal for families. The fully developed basement expands your living space even further,

offering heated tile floors, a large family and recreation area, a wet bar with granite countertops, a 3-piece bathroom with a stand-alone shower, and an additional generously sized bedroom—perfect for guests or extended family. Outside, the west-facing backyard is designed for enjoyment and privacy, featuring a spacious deck with a privacy wall, a fully fenced yard, and garden boxes for those with a green thumb. This home offers the perfect combination of thoughtful design, beautiful finishes, and an unbeatable location—an exceptional opportunity you won't want to miss.