

96 Weston Manor SW
Calgary, Alberta

MLS # A2166018



\$745,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming 2-storey home located in the highly sought-after West Springs community. The main floor features an open-concept layout with a living room that has large windows, a gas fireplace, and a dining area that opens onto the deck. The kitchen boasts maple cabinetry, a corner pantry, and a large island. Upstairs, you'll find a bonus room—perfect for relaxing or as additional family space—along with 3 bedrooms and 2 bathrooms. The master suite includes a 5-pc ensuite with double sinks, a separate shower, a soaker tub, and a walk-in closet. Don't forget to check out the fully fenced, exceptionally deep backyard. Located within walking distance of excellent public and private schools, and surrounded by plenty of amenities, this home offers the perfect blend of convenience and comfort. Book your showing today!