

# \$899,900 - 20 Weston Drive Sw, Calgary

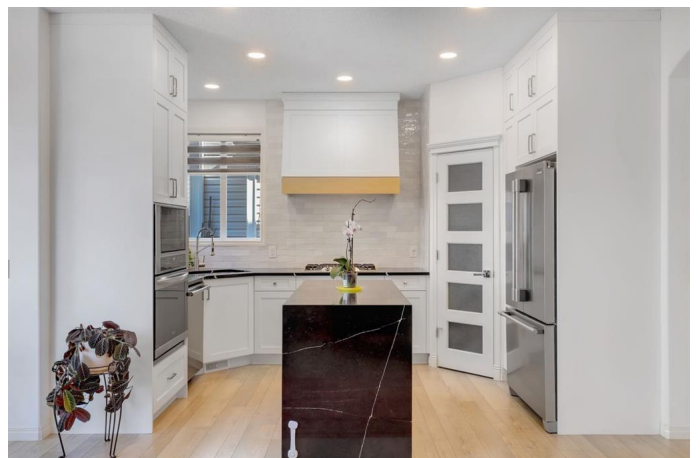
MLS® #A2199363

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,196 sqft  
Residential on 0.11 Acres

West Springs, Calgary, Alberta

Welcome to 20 Weston Drive SW! This modernized 4 Bedrooms, 4 Baths 2-storey home offers over 3,200 square feet of upgraded living in the heart of West Springs SW Calgary. This home is perfectly situated only moments away to walkable Park Spaces, Tennis Courts, Soccer Fields, Commercial Shopping, Bike/Walking Trails and Neighbourhood Schools!!. This home has been meticulously upgraded and offers a fully renovated kitchen contains new cabinets, upgraded appliances with built-in gas range, built-in wall oven and custom designed microwave build, new quartz counter tops, full chimney hood fan build, and full luxury vinyl plank flooring across the entirety of the main floor. This home also offers fully renovated upper floor bathrooms containing new cabinetry, full tile flooring upgrades, quartz counter tops with dual sinks in the primary ensuite and full height tile to ceiling around all showers! As you enter this home youâ€™re greeted by a large foyer containing vaulted ceilings, open spindle railing, full vinyl flooring, and plenty of oversized windows creating a bright and inviting atmosphere through the entirety of the home. This homes main floor boasts 2 living rooms, a private den/office, a dedicated breakfast nook, a formal dining room, and a fully upgraded executive kitchen perfect for entertaining! You can also cozy up in the main floor central living room containing full built-in shelving, a gas fireplace, and exceptional natural lighting throughout. This



home was designed with hosting in mind and contains a formal dining area as well as a breakfast nook perfectly sized for casual or family dining. Heading up to the top floor this home is open to above with a vaulted ceiling design adding further to the open concept and provides a welcoming transition to the private living above. This 3 bedroom upper plan offers a private Primary Suite overlooking the backyard and provides a generous sized layout containing a full walk-in closet, and custom finished ensuite upgrades. You'll find 2 more great sized bedrooms with built-ins within the closets for maximum use of space on the top level. You'll also find a newly renovated 4pc secondary bathroom on the top level complete with custom tile work and new fixtures. This home's developed basement continues to amaze and offers an exceptional use of space with a large open recreational room with built-in bookcases perfect for home office, a 2nd gas fireplace perfect for quiet movie nights, a dry bar with built-in shelving, a cold storage wine room, and a completely open central family room. Basement also offers full storage opportunities for maximum use of space and design. With outdoor space this home offers a full custom landscaped backyard with both a deck +stone patio and is nestled against mature and established trees providing a ton of privacy for full enjoyment! Book your showing today to discover exceptional living in West Springs SW.

Built in 2001

### **Essential Information**

MLS® #	A2199363
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2

Half Baths	2
Square Footage	2,196
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	20 Weston Drive Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Side By Side
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Dry Bar
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	8
Zoning	R-G
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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