

# **\$765,000 - 108 Weston Manor Sw, Calgary**

MLS® #A2252828

## **\$765,000**

5 Bedroom, 4.00 Bathroom, 1,750 sqft  
Residential on 0.09 Acres

West Springs, Calgary, Alberta

Absolutely pristine condition! Nested on a quiet street in the highly sought-after community of West Springs. This fully developed home offers a total of 5 bedrooms and 3.5 bathrooms. Open kitchen with gorgeous newly updated quartz countertops with undermount sink, centre island with room for stools, stainless steel appliances and pantry. Vaulted ceilings in the dining room and gas fireplace in living room. The updated quartz countertops extend to 3 bathrooms and the laundry room sink area. Convenient laundry/mud room and powder room complete the main level. Kenmore Elite front load washer and dryer with pedestal storage. Upstairs are 3 bedrooms including primary bedroom with a large 4-piece ensuite bathroom with separate shower, soaker tub and walk-in closet. A large bonus room completes the upper level. The fully developed basement has 2 additional bedrooms, 4 piece bathroom, rec room and plenty of storage. One remarkable feature of this home is the extra large windows on the lower does not feel like a basement. Central A/C for year round comfort. Large wrap around deck overlooking the beautifully landscaped west facing fenced backyard. The raised garden vegetable bed is included. Great curb appeal with front covered porch and vibrant red rose bush to greet you. Fantastic opportunity to own this well cared for home in one of Calgary's most desirable communities. Close to schools. Close to the restaurants, shops and services on lively West



85th and walking distance to the new Radio Park in Calgary's West District.

Built in 2003

### **Essential Information**

MLS® #	A2252828
Price	\$765,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,750
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	108 Weston Manor Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5N8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Garden, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 30th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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