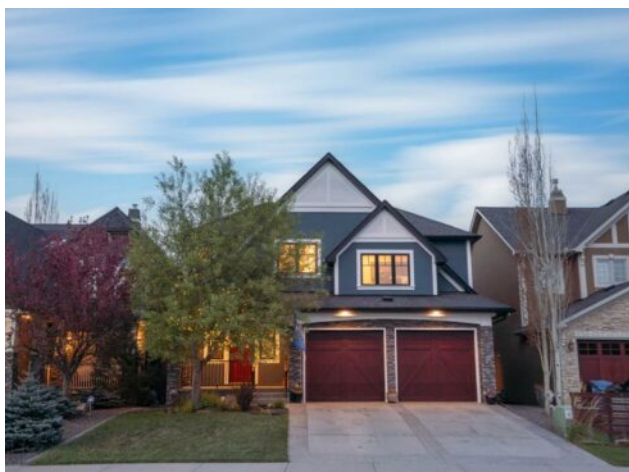


**980 73 Street SW**  
**Calgary, Alberta**

**MLS # A2223287**



**\$1,350,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,735 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Pot Filler, Two TV Brackets, Cameras without contract, Speakers Hardwired, Backyard Firepit,

Come SEE THIS HOME for yourself! The kind of home that instantly feels warm & welcoming-where curb appeal meets comfort in all the right ways. Timeless architecture + an inviting front entrance, this 5 bedroom home was made for big family living & memorable moments. Front porch = WEST sun&ndash; peeking through the perfect placed privacy tree! Large foyer & vaulted ceilings. Thoughtful details & elegant design. Soaring 9&rsquo; ceilings, HW, updated lighting, built-in Sonos sound system. Gourmet kitchen has been crafted for connection & functionality. EAST light floods into this area. Whether you&rsquo;re whipping up a weeknight meal or hosting the holidays, you&rsquo;ll love the WOLF gas range, pot filler, expansive prep space+corner pantry. The adjoining family room invites you to cozy up under a stunning coffered ceiling beside the custom gas fireplace w/designer printed tile&mdash;beautiful & built for real life. Transition directly outside to your private backyard oasis. Large 2-tiered cedar deck leads to spacious yard&mdash;fully fenced & ideal for kids & DOGS to play, family BBQs w/gas line + enjoy dedicated firepit area. Surrounded by trees, it&rsquo;s a peaceful extension of the home that truly makes outdoor living a breeze. Formal dinners find their place in the elegant dining room, while casual breakfasts & after-school snacks unfold at the kitchen island. This home has space for every season of family life! Upstairs, a massive BRIGHT bonus room becomes your go-to gathering space for movie nights/homework sessions/music practice/weekend lounging. Custom cherry wood built-ins add richness & function-including a dedicated office area for quiet focus. Primary Suite is a true "retreat" with its double-sided fireplace & oversized ensuite, featuring a jetted tub that practically begs for long soaks & quiet moments. Dual sinks, private toilet area,

walk in closet. Two additional generously sized bedrooms + full 4-piece bath round out the upper level. Downstairs, the basement delivers on versatility & fun. There's a custom-built desk area perfect for homework or remote work + 2 more bedrooms—one currently serving as a home gym & even storage! The rec room w/quartz-topped wet bar is ready for movie nights, game days or birthday parties! There's room here to spread out-to come together-to live fully. And then there's the location—2nd to none. Area offers TOP-RATED schools, multiple grocery stores, local coffee shops, pubs, restaurants, fitness studios & everyday conveniences like medical clinics/pharmacies. West Springs Park, pathways, ball diamonds, playgrounds. Coming Soon: Radio Park=vibrant new community hub featuring outdoor rinks, amphitheatre, picnic areas & even an off-leash dog park. Whether you're commuting downtown (15 mins) heading to airport (25 mins) or getting away to the mountains (45 mins)-this location keeps you effortlessly connected. Large home offers beautiful lifestyle!