

\$1,299,900 - 86 West Point Mews Sw, Calgary

MLS® #A2083992

\$1,299,900

3 Bedroom, 3.00 Bathroom, 2,701 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

Stunning modern luxury in the heart of West Springs. This executive home is beautifully curated with high ceilings, a nature-inspired palette, and gorgeous natural light. A large entryway includes a bench, and the space opens to a living area with soaring ceilings and full-height windows that celebrate the sunlight streaming in from the south. A stone hearth is striking focal point that adds a sense of rustic-infused elegance. A contemporary gourmet kitchen in contrasting espresso and white features elite appliances, including a paneled refrigerator and dishwasher, a gas cooktop, and a wall oven. An eat-up island connects the dining area, where French doors allow your gatherings to flow into your outdoor space. In the entry from the triple-attached garage, custom built-ins are ready for all your outerwear, and a full pantry makes putting away the groceries a breeze. A main floor office is an ideal home workplace, and a powder room completes this level. Glass stair rails emphasize the architecture and bring all that amazing light to the upper-storey bonus room, which can easily host your home theatre and even a workout studio. Expansive and serene, the primary suite has a spectacular ensuite, where dual sinks, a soaker tub, and a glassed-in shower with a bench all feel like a high-end hotel suite. The walk-in closet is massive, and there is jack and jill access to the laundry room for the ultimate convenience. Both secondary bedrooms are spacious and bright, and the main bathroom is well-designed



for a busy family, with double sinks and plenty of storage. Downstairs, the unfinished basement awaits your inspiration, with tons of room for all your ideas. Radon mitigation is in place, as well as air conditioning, and the entire home is wired with CAT5e for fast data and internet. Outside, an aggregate deck steps down to a meticulously landscaped and fully irrigated yard, where a pristine lawn is edged by flowering trees to form a pretty and peaceful outdoor oasis. The driveway and sidewalks are all aggregate as well. This block is almost exactly in the centre of the community, and has parks and pathways within a block in every direction. Just down the street, popular West 85th offers a selection of Calgary's best eateries and a range of amenities, or head to the plethora of shops in Westhills. In a short drive, you can commute to downtown, and if you prefer to cycle to work, the river pathways are easily accessible as well. When the mountains call, you are perfectly situated on the west side to be the first out of town. See this one today!

Built in 2014

Essential Information

MLS® #	A2083992
Price	\$1,299,900
Sold Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,701
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	86 West Point Mews Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X5

Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Insulated, Triple Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Metal, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	November 7th, 2023
Days on Market	25
Zoning	R-1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX IREALTY INNOVATIONS

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