

\$1,359,900 - 2015 Westmount Road Nw, Calgary

MLS® #A2095486

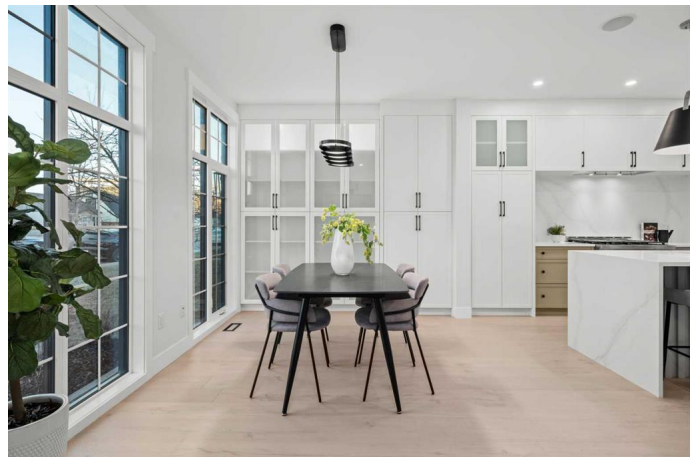
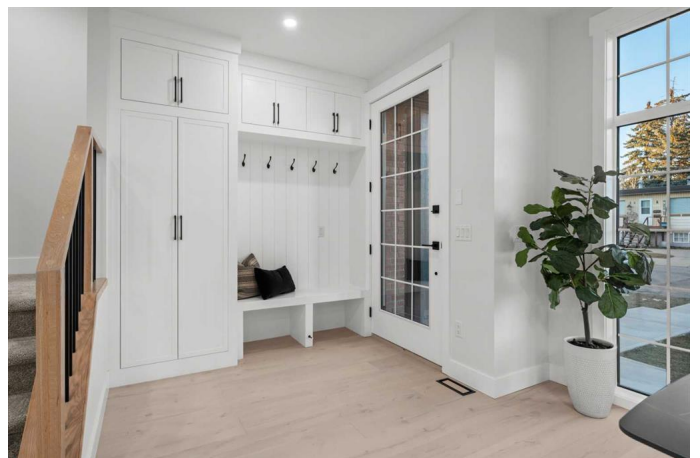
\$1,359,900

4 Bedroom, 5.00 Bathroom, 2,401 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

BRAND NEW 3 STOREY NEW YORK BROWNSTONE with a sunny SOUTH FACING BACKYARD and an incredible inner-city location! The exquisite architecture is highlighted by a classic brick exterior with elegant black accents and soaring sightlines. Inside is an impressive sanctuary that combines light & glass to create a designer space that is both stylish and functional. The main floor is illuminated by a plethora of natural light & extra pot lights plus key feature lighting in all the right areas for visual impact. Dramatic FLOOR-TO-CEILING WINDOWS & expansive built-ins adorn the front dining room allowing for a casually elegant entertaining space. Culinary adventures are inspired in the sleek & modern, GOURMET KITCHEN featuring a HIGH-END KITCHENAID APPLIANCE PACKAGE that includes a 6-BURNER GAS STOVE, a WATERFALL EDGE QUARTZ ISLAND, quartz backsplash and clever storage thanks to the built-in wall pantry and added cabinets with a beverage centre. Relaxation is promoted in the inviting living room in front of the striking FULL-HEIGHT TILE-ENCASED FOCAL FIREPLACE w/built-ins. OVERSIZED PATIO DOORS spill in sunshine & provide ease to your indoor/outdoor lifestyle. The main floor is completed by a mudroom w/custom storage & a privately tucked away powder room on the way to the lower level. On the second level are 2 of the BEDROOMS EACH WITH WALK-IN CLOSETS AND THEIR OWN BATHROOMS



for ultimate privacy. A flex area is great for a home office or kid's play space. Laundry with storage and a sink is also conveniently on this level. The third uppermost level is home to the INDULGENT OWNER'S RETREAT with grand floor-to-ceiling oversized windows, 2 CUSTOM WALK-IN CLOSETS (no more fighting over space!) & a LUXURIOUS, SPA-LIKE ENSUITE featuring dual sinks, a free-standing soaker tub and an oversized steam shower. Gather in the BONUS ROOM or use this adjacent space for a quiet escape all to yourself. Enjoy peaceful morning coffees and evening beverages on the SOUTH-FACING BALCONY with CITY VIEWS as the backdrop. A ton of more versatile space awaits in the SUNSHINE-FILLED, FULLY FINISHED BASEMENT. Just as stylishly designed as the rest of the home the rec room invites everyone to come together over movies and games with a BUILT-IN MEDIA CENTRE and a stunning WET BAR with oak floating shelves. A 4th bedroom is also on this level along with a 3-piece bathroom that includes a fully tiled stand-up shower. Extremely private, the EXTRA DEEP BACKYARD will be your favourite warm weather destination for barbecuing or unwinding on the patio with sunny south exposure. Parking will never be an issue thanks to the insulated and painted double detached garage with EV CHARGER and EPOXY FLOORS. Additional upgrades include metal clad Lux windows, real wood cabinetry, engineered hardwood flooring, built-in speakers, a 75 gallon hot water tank, A/C rough-in, hydronic in-floor heat rough-in in the basement, a dual zone furnace & upgraded insulation throughout!

Built in 2023

Essential Information

MLS® #

A2095486

Price	\$1,359,900
Sold Price	\$1,345,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,401
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2015 Westmount Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Insulated

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2023
Date Sold	March 23rd, 2024
Days on Market	114
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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