

\$1,359,900 - 2017 Westmount Road Nw, Calgary

MLS® #A2106098

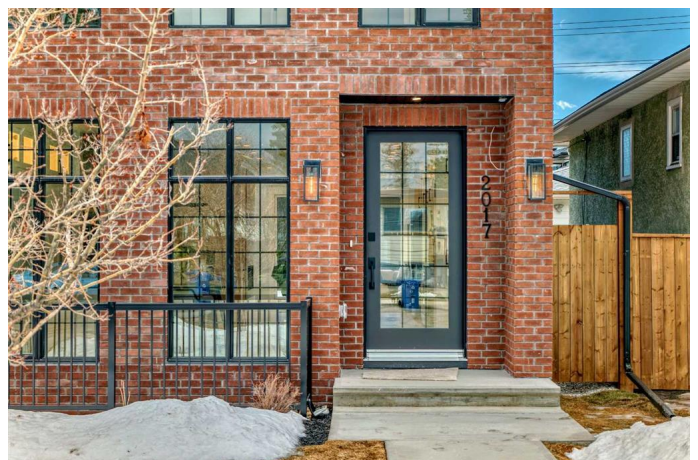
\$1,359,900

4 Bedroom, 4.00 Bathroom, 2,442 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Step in to this stunning newly built 3 story custom home in the sought after community of West Hillhurst. This beautifully crafted home will draw you in from the very beginning, starting with the exterior brick work. See the attention to detail as soon as you step inside. With 2400 sq ft of living space and a further 682 sq ft of developed basement this home does not disappoint. The main floor is flooded by natural light from the striking floor to ceiling windows. The 7â€™™ engineered hardwood flooring throughout this floor gives it clean and modern lines. The dining room with built ins and display cabinet leads to the dream chefs kitchen; fully fitted with high end Kitchen Aid appliance package, elegant waterfall island with quartz countertops and 6-burner gas stove. The bar area with bar fridge makes this the perfect space for entertaining friends and family. The living room with gas fireplace offers a space for relaxation, with views out to your yard. This floor is complete with a 2-piece powder room and mud room with ample built in storage space. To the upper level where you will find 2 large bedrooms with walk in closets, one with 5 piece ensuite. There is also a further 4 piece bathroom on this level, giving family and guests the ultimate privacy. There is a den/office here offering a multitude of possibilities and the conveniently placed laundry room completes this level. The showstopping third level is a dream; with floor to ceiling windows in the primary bedroom, 2 walk in closets and huge 5 piece ensuite, with



soaker tub, large steam shower and double vanity. The flexible loft space gives you options for use, and with the south facing balcony allowing you to take in the city views, you'll want to spend lots of time up here. The craftsmanship and attention to detail continues into the fully finished basement, with wet bar, 4th bedroom and 3 piece bathroom and huge bonus room with more built in storage. This home has a large south facing back yard, to enjoy sunny days all year round. The insulated double garage features epoxy floors and is complete with insulation and electric vehicle charging station. Roughed in for A/C makes installation easy should you wish to install. This quiet tree lined street is just a few minutes walk to Broadview Park and the Bow river, with its many walking and biking paths, and has many schools to chose from no matter the age of your children. There are cafes and restaurants for every day of the week and you are a short drive to Downtown Calgary. Donâ€™t miss this opportunity, book your showing today!!

Built in 2024

Essential Information

MLS® #	A2106098
Price	\$1,359,900
Sold Price	\$1,340,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,442
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side

Status	Sold
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Community Information

Address	2017 Westmount Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	February 7th, 2024
Date Sold	May 11th, 2024
Days on Market	94
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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