

\$1,500,000 - 116 Westview Drive Sw, Calgary

MLS® #A2106344

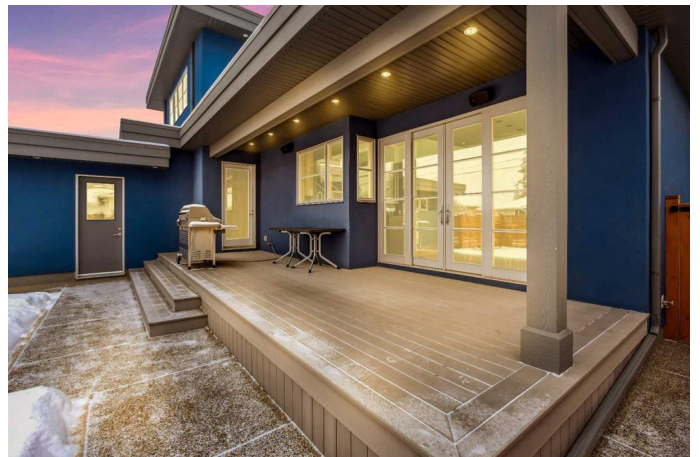
\$1,500,000

3 Bedroom, 3.00 Bathroom, 2,489 sqft

Residential on 0.01 Acres

Westgate, Calgary, Alberta

Crafted by Architect Shirley Orr and constructed with pride and precision by Regan Construction, this home is tailored for the discerning. Interior design by RDM Interiors ensures the finest selections, surpassing expectations. It stands as a unique masterpiece, meticulously planned and executed, awaiting its fortunate new owner. Walk into this beautifully constructed home and instantly feel and see the attention to detail put into this property. Generously proportioned living and dining rooms boast exquisite ceiling details and a striking 5â€™™ gas fireplace. European cabinets throughout, featuring exotic maple, provide ample storage. Glass patio doors slide to a covered outdoor deck, perfect for year-round entertaining. The kitchen features a stunning 16â€™™ tall arched ceiling, natural lighting, custom deep wenge cabinetry with immense storage capacity, and dramatic granite countertops with a waterfall edge. Equipped with top-of-the-line Miele appliances, it simplifies the craft of gourmet cooking. This kitchen is any chefâ€™™s dream. Right off the kitchen a convenient mudroom leads to the attached heated oversized double garage. The primary bedroom presents a unique storage plan and a luxurious ensuite reminiscent of a spa, featuring bespoke floating cabinets, a curbless shower, and heated floors. To elevate your relaxation further, indulge in the grand soaker tub inspired by Napa Valley, ensuring your evenings end on a truly luxurious note. Right



off the primary is the library that features hardwood floors and exceptional maple woodwork. Ascending to the upper level, a floating runway-style staircase is illuminated, flanked by a custom clear glass divider. At the summit, indulge in the remarkable family room boasting marble floors, expansive windows, a wet bar with Sub Zero fridge, and access to breathtaking rooftop patios. The lower level also features an expansive family room, gym, two large bedrooms, and a fine 4-piece bath complete with whirlpool soaker tub, steam shower, floating cabinets and luxurious fixtures. A chilled wine cellar adds to the home's allure. Exceptional details abound, from Franke, Kohler and Hans Grohe fixtures to hand-blown Venetian glass chandeliers. Lutron-controlled lighting and blinds, a Sonos integrated sound system both indoor and outdoor, and a Vivant monitored security system ensure comfort and security. Truly, this home offers exceptional value, priced well below replacement.

Built in 2012

Essential Information

MLS® #	A2106344
Price	\$1,500,000
Sold Price	\$1,440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,489
Acres	0.01
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	116 Westview Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2R9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, On Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Warming Drawer, Washer
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Flat, Membrane
Construction	Cedar, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	May 1st, 2024
Days on Market	75
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office Plintz Real Estate

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