

\$1,698,000 - 3 Westpark Place Sw, Calgary

MLS® #A2117279

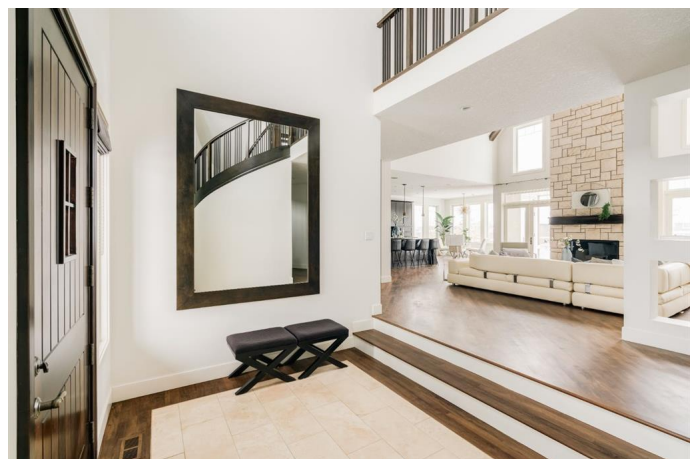
\$1,698,000

4 Bedroom, 5.00 Bathroom, 3,191 sqft

Residential on 0.22 Acres

West Springs, Calgary, Alberta

A SPECTACULAR home on a street of dreams, exquisite finishings throughout, a WARM & BRIGHT south exposure, backing the ponds â€“ DELIGHTFUL! Westpark Place, an exceptional addressâ€“! PRIVATE & QUIETâ€“ a short walk to the growing list of services on 85th St and walking distance to four great schools! This walkout bungalow w/loft offers 3190 sq ft of living space above grade with an additional - IMPRESSIVE â€“ 2270 sq ft developed down. The Great Room features an 18â€™™ towering stone fireplace and vaulted/beamed ceiling â€“a STRIKING statement. The open plan and generous window treatments harness the warmth of the sun and offer sightlines to the ponds in backâ€“, a PEACEFUL setting. Highlights include newly finished hardwoods through the main level, freshly painted throughout in a soft white to help highlight the many architectural features. The kitchen is a dream with its professional series Viking appliance package, including a 48â€• double oven gas rangeâ€“, PLUS wall ovenâ€“, PLUS Viking fridge. The kitchen enjoys a large center island/breakfast bar, a breakfast nook overtop of the pond and steps to a proper dining room. The main level also features a fantastic den/home office (w/4pc bath!) and the PRIMARY RETREATâ€“. a large bedroom with direct access to the south facing deck, and an exquisite 6pc en suite featuring steam shower, and his & hers walk-in closets. Upstairs, to the loftâ€“. A Bonus Room tucked away, warm &



cozy plus a second bedroom and full bath. To the WALKOUT “ WOW! Games night will never be the same”. Here you will find a games area, perfect for the pool table with a fully kitted wetbar leading to the rear yard and SPORT COURT “ B-ball anyone, and a private patio, an area to enjoy your summer evenings! The walkout level also features a large sunken living room, a more casual space for entertaining and/or for the kids to host guests, there are two additional beds down and a 4th full bath. Additional features include B/I speakers throughout, 3 TV’s & A/V components to run it all, in-floor heat through the lower level, central A/C and an over-sized 3 car garage. This home has it all!

Built in 2006

Essential Information

MLS® #	A2117279
Price	\$1,698,000
Sold Price	\$1,646,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,191
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3 Westpark Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 0C3

Amenities

Amenities	Playground
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Basketball Court, Playground
Lot Description	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, No Neighbours Behind, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2024
Date Sold	April 11th, 2024
Days on Market	17
Zoning	R-1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

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