

\$1,300,000 - 34 Westwood Drive Sw, Calgary

MLS® #A2135863

\$1,300,000

4 Bedroom, 4.00 Bathroom, 1,993 sqft

Residential on 0.13 Acres

Westgate, Calgary, Alberta

Welcome to 34 Westwood Drive SW, located in the Lovely community of Westgate. This custom home was built from the ground up with a new foundation in 2010, a perfect location for a growing family. Located on a quiet street with mature trees and beautifully landscaped yards. This home features 4 bedrooms and 4 full bathrooms. The main floor consists of an office space with a built-in Murphy bed for guests, living room, dining room, kitchen, mudroom and a full 4 piece bathroom. The living room was designed with soaring high vaulted ceilings accented with wood beams and a sealed wood burning fireplace, perfect for those cold winter days. Upstairs you will find 3 bedrooms and 2 full baths. The primary bedroom has a walk-in closet and a large 5 piece en-suite with heated floors. The basement is fully developed with 9'™ ceilings, an entertainment area, dry bar with fridge, another 4 piece bathroom with heated floors, 4th bedroom, laundry room, storage room and utility room. The home has been fully wired for sound and data. The home has been equipped with a high efficiency 3 zone furnace, water softener, tankless hot water & central air. Outside is a fully landscaped yard with automated irrigation, a front porch & patio, a rear deck with patio and a large oversized heated and insulated 2 car garage. This home has been meticulously cared for and shows like new. Book your showing today, as this home will not last!

FEATURES INCLUDE: HARDWOOD



FLOORS, WOOD BURNING FIREPLACE,
VAULTED CEILINGS WITH BEAMS,
GRANITE COUNTERTOPS, SS
APPLIANCES, PELLA WINDOWS,
COFFERED CEILINGS IN DINING ROOM,
OFFICE WITH MURPHY BED, WIRED FOR
SOUND, 4 FULL BATHS, 9â€™™ CEILINGS,
DRY BAR, WATER SOFTENER, TANKLESS
HOT WATER, CENTRAL AIR, AUTOMATED
IRRIGATION, OVERSIZED HEATED
DOUBLE GARAGE.

Built in 2010

Essential Information

MLS® #	A2135863
Price	\$1,300,000
Sold Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,993
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Westwood Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2V7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Built-in F Bar, Granite Counters, High C Storage, Vinyl Windows, Wal
Appliances	Central Air Conditioner, Dis Microwave, Refrigerator, Tar Softener, Window Coverings
Heating	Central, High Efficiency, In Wood, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Sealed Combust
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, City Lot, Front Y Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 14th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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