

\$1,075,000 - 42 Westbury Place Sw, Calgary

MLS® #A2147937

\$1,075,000

4 Bedroom, 4.00 Bathroom, 2,308 sqft

Residential on 0.17 Acres

West Springs, Calgary, Alberta

This gorgeous family home in desirable West Springs is ready for its next chapter - ready for someone who will love long summer days in the huge WEST-facing PIE-SHAPED backyard! Cul-de-sac living is the pinnacle for most families - a quiet, safe road where kids can play and make friends. At the end of the street is a huge green space with baseball diamond, soccer field and playground. Nearby West Springs (K-4) and West Ridge (5-9) schools and the trendy shops & restaurants of 85 St SW mean you have everything you need right in your community, while still only being a 15 minute drive downtown. Now let's talk about the house! A gorgeous kitchen renovation, designer lighting and fresh paint has modernized this home while keeping a warm colour palette throughout. The kitchen has an incredible pantry, huge island w/ white quartz counter, tons of cabinetry & counter space, updated hardware & backsplash and a kitchen nook with large windows overlooking the lush backyard. Living room with gas fireplace is nicely sized for family games night or relaxing with a movie. Formal dining area has beautiful coffered ceilings and the main floor office is perfect for your work-from-home setup! Upstairs, all bedrooms are generously sized and the primary bedroom features a to-die-for walk-in closet, wall to wall windows, plenty of space for a second home office or great yoga nook and a 5-piece ensuite with his & hers vanities! Upper laundry features plenty of cabinet space for extra linen storage. Lower



level is fully developed with 4th bedroom, full bathroom and rec room with massive built-in bookshelves for the booklovers out there (or all of your favourite board games!). Lower level den could be another playroom, music room or gym and an incredible storage room round out this level. Attached, heated garage is oversized with separate man door to access backyard. This lot is 7,500 square feet, a full 30% larger than the average lot to sell in West Springs in the past 6 months! The play structure is included so you can just move in and start having fun! The thoughtful landscaping gives multiple areas to enjoy, from the patio area for al fresco dining to the private fire pit zone to the grassy play area. Lovely curb appeal and lush trees on this incredible lot. Move in for the new school year!

Built in 2002

Essential Information

MLS® #	A2147937
Price	\$1,075,000
Sold Price	\$1,110,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Westbury Place Sw
Subdivision	West Springs

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5B6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 31st, 2024
Days on Market	20
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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