

\$1,395,000 - 65 Westpoint Way Sw, Calgary

MLS® #A2163422

\$1,395,000

4 Bedroom, 4.00 Bathroom, 2,748 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

JUST LISTED in WEST SPRINGS! Want to live in an amazing community, BACKING GREENSPACE with NO NEIGHBOURS BEHIND, SOUTH FACING BACKYARD, HEATED TRIPLE ATTACHED GARAGE, on a QUIET CUL-DE-SAC LOCATION, then this is it! ORIGINAL OWNERS in this TRUMAN BUILT home. Fully finished 2 storey and walking distance to many great schools & amenities! EXECUTIVE FINISHINGS throughout. 9'™ CEILINGS on all 3 levels including 19'™ OPEN TO ABOVE in the great room, full height stone surround feature wall, wide open floor plan, WHITE CEILING HEIGHT SHAKER CABINETRY, engineered hardwood flooring, quartz countertops, walk through pantry, massive island, 2 kitchen sinks, 2 dishwashers, 55'• BUILT-IN FRIDGE/FREEZER, BUILT-IN OVEN & MICROWAVE, 6 BURNER GAS STOVETOP, 2 PULLOUT BEVERAGE FRIDGES, main floor office with built in cabinetry, gas fireplace, huge mudroom with lockers, large PARTIALLY COVERED maintenance free upper deck with stairs leading down to an amazing backyard with WOOD BURNING FIREPLACE! ROD IRON SPINDLE RAILING leads to the upper floor with BONUS ROOM, 3 large bedrooms including the king sized primary, beautiful 5 PCE ensuite with separate OVERSIZED TILED SHOWER, walk-in closet, 5 PCE spare bathroom, laundry area with sink and cabinets. The lower level is beautifully finished with a large recreation room including built-ins,



workout area, 4th bedroom, 4 PCE bathroom, and good sized mechanical room for storage! The HEATED TRIPLE ATTACHED GARAGE is large enough to fit 3 full sized trucks. So many extras in this home - TRIPLE PANE WINDOWS, CENTRAL AIR CONDITIONING, 4 ZONE high efficient furnace, 200 AMP electrical panel, 8â€™™ interior doors, knockdown ceilings, pot lights, ceiling speakers throughout the home with wireless charging wall pads, concrete walkways along the side of the home, underground sprinklers, garage man door, water softener, landscaped beautifully, the list goes on and on! \$1,395,000. This property is priced to sell and will not last long!

Built in 2017

Essential Information

MLS® #	A2163422
Price	\$1,395,000
Sold Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,748
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	65 Westpoint Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 2A5

Amenities

Parking Spaces	6
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Garden, No Neighbours Behind, Landscaped, Level, Underground Sprinklers, Private, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 11th, 2024
Days on Market	5
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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