

\$1,599,000 - 49 Westmore Park Sw, Calgary

MLS® #A2166752

\$1,599,000

4 Bedroom, 5.00 Bathroom, 3,130 sqft

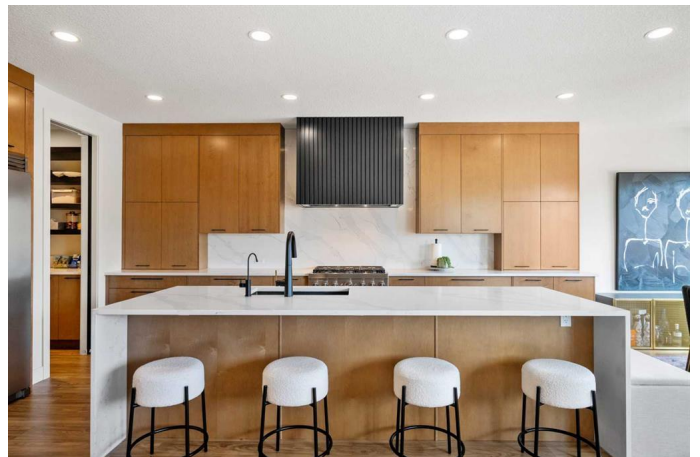
Residential on 0.11 Acres

West Springs, Calgary, Alberta

Welcome to 49 Westmore Park SW—a modern gem by Crystal Creek Homes with 4,161 sq. ft. of finished living space, 4 beds, and 5 baths, this home is designed for family comfort and professional style. Located in a family-friendly neighbourhood with schools, shops, and restaurants just minutes away, you’ll find everything you need within reach.

Wake up to stunning sunrises in the luxurious west-facing primary suite, with its waterfall quartz countertops, dual sinks, freestanding soaker tub, and a dedicated makeup vanity with LED mirror. The spacious walk-in closet spans the full length of the room, while sound insulation ensures privacy and restful sleep. The second floor boasts vaulted ceilings, a bonus room with big sky views, and three additional bedrooms—all with soundproofing and modern finishes, including an ensuite and a shared 5 piece bath.

The open-concept main floor is perfect for entertaining and everyday living. The kitchen’s waterfall quartz countertops, large island, walk-in pantry with custom built-ins, and WiFi-connected KitchenAid appliances make every meal a joy. Cozy up in the living room by the three-sided fireplace, or enjoy the light-filled dining area, all with oversized west-facing windows. Two flexible office spaces with custom murals make working from home seamless.



Head downstairs to a finished basement, complete with a personal home gym (equipment included!) featuring mirrors, a squat rack, Peloton bike, and more, plus a wet bar for post-workout refreshment. A media room is ready for family movie nights, and extra storage space keeps everything organized. The three-car tandem garage has epoxy-coated floors, insulated walls, and high ceilings for endless storage or workshop potential.

Step outside to enjoy a low-maintenance yard with landscape lighting and high-efficiency irrigation. The front yard is lush with Karl Foerster gardens, while the backyard features a 15'x14' deck with a gas line for BBQs, perfect for entertaining. Newly planted Swedish Columnar Aspens offer privacy, while a horizontal-style fence encloses the yard for safe play.

Equipped with smart home technology, the house features CAT6 ethernet wiring, ceiling speakers, a water softener, and a 3-zone HVAC system for complete comfort. Security features include IP cameras, a Nest doorbell, and reinforced grills for peace of mind. EV Conduit and Solar Panels both Roughed In to transition seamlessly into an eco friendly lifestyle.

Located just 2 minutes from Stoney Trail, 15 minutes to downtown, and only an hour from the mountains, this home combines convenience with luxury. Whether you're starting a family or looking for a stylish space to balance work and play, this is more than a house—it's the place your story begins. Welcome home.

Built in 2020

Essential Information

MLS® #	A2166752
Price	\$1,599,000
Sold Price	\$1,550,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,130
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Westmore Park Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6A9

Amenities

Parking Spaces	5
Parking	Garage Door Opener, Insulated, Side By Side, Tandem, Triple Garage Attached

Interior

Interior Features	High Ceilings, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Decorative, Raised Hearth, Three-Sided
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard, Barbecue, Other, Rain Gutters

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle, Metal

Construction Stucco, Composite Siding, Mixed

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2024

Date Sold November 18th, 2024

Days on Market 53

Zoning R-1s

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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