



**GRASSROOTS**  
REALTY GROUP

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**199 Westview Drive SW**  
**Calgary, Alberta**

**MLS # A2231658**



**\$998,500**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,646 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot, Landscaped, Level		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

This fully REDESIGNED and RENOVATED FOUR-LEVEL SPLIT is a rare find, combining high-end finishes, modern functionality, and a central location! Nestled on a spacious 64.5-ft x 100-ft CORNER LOT in the heart of WESTGATE, this home is an ideal choice for families, professionals, or anyone looking for a move-in-ready home w/ style and substance! From the moment you step inside, the warmth and character of this home shine through. The main level is bright and welcoming, w/ an open-concept living area and large windows for lots of natural light, w/ a stunning floor-to-ceiling tiled fireplace as the focal point, with built-in shelving and a beautiful wood slat feature wall. The kitchen features stunning, designer touches, including high-end appliances that sit alongside a sleek waterfall island w/ wood slat accents, and custom cabinetry make it a dream for both everyday cooking and hosting. The dining area seamlessly connects to the outdoors w/ double doors leading to a brand-new deck—perfect for summer BBQs or enjoying a quiet morning coffee. A good-sized main floor bedroom or den and a 4-pc bathroom round out the main level, before heading upstairs to the dedicated primary retreat. The primary suite offers a peaceful haven w/ its stylish feature wall, spacious walk-in closet w/ built-in organizers, and oversized windows. The clean, modern ensuite features a luxurious soaker tub, heated tile floors, a double vanity w/ premium fixtures, and a walk-in shower w/ body jets, creating a space where you can truly unwind. On the lower level, a functional and stylish mudroom w/ custom cabinetry provides ample storage, keeping everything organized. This level also features a versatile walkout space that can be used as a home office, gym, or bedroom, plus a convenient laundry room w/ cabinetry and a sink. The basement extends the living space even

further, offering two generously sized bedrooms, a spacious rec room w/ built-in media centre, a wet bar w/ full-height tile backsplash and beverage fridge, and another full bathroom. Beyond its impressive interior, this home has been extensively updated w/ quality materials built to last. The exterior features durable Hardie board siding, brand-new windows, and a recently replaced roof. A massive detached double garage w/ its own sub-panel provides plenty of parking and storage, while the large driveway and ample street parking ensure convenience for guests. Living in Westgate means enjoying a well-established neighbourhood with incredible amenities. Just two blocks from Edworthy Park, outdoor recreation is right at your doorstep. Top-rated schools—including Westgate School, Vincent Massey, and Ernest Manning—are within minutes, making this an ideal location for families. Call your favourite agent to view today!