



GRASSROOTS
REALTY GROUP

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126 Westwood Drive SW
Calgary, Alberta

MLS # A2251519



\$814,800

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,282 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: TV wall mount, 2nd fridge, shelves in mech room, wine rack, kitchen island, workbench & shelves in garage, laundry sink, glass panel for front screen door.

Absolutely gorgeous! Beautifully upgraded & maintained home on a manicured lot in the heart of popular Westgate. These 2nd owners have loved & cared for their home for the past 30 years; now moving out of the province. Main floor offers 1,282 sqft of living space featuring a stunning kitchen, dining & living room renovation. Professionally renovated in 2014 from the studs to drywall & everything in between: insulation, wiring, plumbing & Acacia hardwood flooring, custom stone fireplace, 2 white lacquered glass faced bookcases/wall cabinets. The original sculptured ceiling brings charm to the modern-day renovation & the open design is great for large family gatherings & entertaining! The living room has a huge bay window which brings in an abundance of natural light. Chef's kitchen with leather granite countertops, plenty of upper cabinets, pull-out drawers & wall pantry storage cabinets, plus one of a kind, handcrafted maple top island which is included. Three spacious bedrooms and a beautifully renovated 4-piece bathroom, fully tiled shower & tub with heated tile flooring - don't miss the hidden medicine & storage closet behind the door. Convenient side door entry for easy access to the backyard and garage. Downstairs is mainly original but all usable space & lots of potential to renovate to your liking! Hobby area featuring an antique wash basin & summer kitchen, guest bedroom (windows not to egress), awesome spa-style 3-piece bathroom, open family room & plenty of storage space. Extensive upgrades: roof (2015), eaves, electrical panel, 2 furnaces (mid efficiency), upgraded insulation in attic, lighting & plumbing fixtures & more! The yard is a gardener's paradise & over 9 tons of stone surrounding the stunning perennial beds; enjoy being surrounded by the gorgeous mature trees & shrubs. Detached single garage (plenty of room to

build a double), paved parking pad for the RV. Located on a quiet street, walk to schools, parks & the community centre, close to the LRT, minutes to downtown & great access west to the mountains. Unbeatable value! Truly an investment in both lifestyle & real estate!