



**GRASSROOTS**  
REALTY GROUP

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**42 Wheatland Avenue SW**  
**Calgary, Alberta**

**MLS # A2260113**



**\$750,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub

**Inclusions:** None

Welcome to a brand-new 3-bedroom, 3.5-bath townhouse built by Huber homes in the heart of Westgate, offering over 2500 sq ft of developed living space. Built in 2025, this home reflects modern design, functionality and finishings throughout. Step into an open-concept main floor that features recessed lighting and a bright layout ideal for both everyday living and entertaining. The stylish kitchen is a standout &mdash; with a central island, breakfast bar, sleek cabinetry and stainless steel appliances. Flow seamlessly from the kitchen to the adjacent dining area perfect for gatherings and living room with a gas fireplace, creating a warm and inviting hub. Upstairs, you'll find two well-sized bedrooms. The primary suite is a tranquil retreat, complete with custom closet organizers and a spa-style ensuite with a double vanity and contemporary finishes. A second full bathroom with ensuite bathroom and a conveniently located laundry room complete this level. The fully finished basement extends your living space with a generous family/media room, a dry bar, a third bedroom and another full bathroom &mdash; perfect for guests, teens, or a home office. Thoughtfully designed, this home also includes a deck with BBQ gas line, a detached single garage, and full fencing for privacy and outdoor enjoyment. Located just steps from schools, shopping, parks and transit, this home presents an exceptional opportunity to combine style, convenience and modern design in one of Calgary's sought-after southwest neighbourhoods.