



**2407 Westmount Road NW
Calgary, Alberta**

MLS # A2288285

\$1,599,000



Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,817 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Nestled on a quiet, tree-lined cul-de-sac in sought-after West Hillhurst, this custom-built (2008) detached home offers over 3,700 sq ft of thoughtfully designed living space. Ideally located near schools, Kensington, shopping, the Bow River pathway system, downtown, and major hospitals, the setting seamlessly combines inner-city convenience with the tranquility of a low-traffic street. The bright, open main level is designed for both everyday living and entertaining. A spacious front living room is elegantly separated from the dining area by a three-sided gas fireplace. The expansive kitchen features premium appliances, extensive cabinetry, and a large, functional island. Just off the kitchen, a generous mudroom and private powder room provide practical separation for busy family life. Upstairs, the second level offers two well-proportioned bedrooms with ample closet space and a full four-piece bath. The primary retreat is a true sanctuary, complete with vaulted ceilings, its own gas fireplace, custom built-in cabinetry, a large walk-in closet, and a beautifully appointed ensuite featuring a tiled walk-in shower, fully jetted tub, and double vanity. A full laundry room completes this level. The third floor presents a versatile loft with skylights, south-facing windows, and a full four-piece bathroom with additional storage, creating a warm and inviting space ideal for entertaining, a home office, or a guest suite. The fully developed basement includes a flexible bedroom or exercise room with a walk-in closet, along with a spacious recreation room featuring a wet bar—perfect for family gatherings or movie nights. Additional features include hardwood and tile flooring throughout (no carpet), multi-zone built-in sound wiring, central air-conditioning, low-maintenance landscaping, a sunny south-facing backyard with stamped concrete patio, and a double detached garage. Solidly

constructed and meticulously maintained, this timeless home was designed to endure for generations.