



**105 Westpoint Way SW
Calgary, Alberta**

MLS # A2295884



\$1,799,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,840 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, In Garage Electric Vehicle Charging Station(s), Oversized, Private		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Smart Home, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Exceptional Truman-built home offering over 4,000 sq ft of refined living space, tucked on a quiet cul-de-sac in sought-after West Springs. Stunning curb appeal with custom-coloured James Hardie siding and an exposed aggregate driveway. Inside, the home has been professionally painted throughout, with finished garage detailing, designer drapery across the home, a striking dining-room mural feature wall, and thoughtful built-ins that elevate both style and function. The main and upper levels feature engineered hardwood flooring throughout, creating a clean, elevated look. The main floor is thoughtfully designed with a private office/den, a spacious mudroom, and a walk-through pantry with convenient servery. The gourmet kitchen is a showpiece with full-height custom cabinetry, quartz countertops, upgraded gas stove, and new refrigerator and dishwasher. Upstairs, a sunken bonus room creates the perfect retreat, complemented by two generous secondary bedrooms and a full 4-piece bath. The spacious primary suite is a true escape with a spa-inspired ensuite featuring dual vanities and an oversized custom-tiled shower. The laundry area includes a new washer and dryer plus an LG Styler steam clothing care system for next-level convenience. The professionally developed basement—designed with interior designer guidance—delivers a true lifestyle upgrade with a dedicated custom gym, soundproofed areas, and separate thermostat-controlled zones for the bedroom and main living space, finished with durable laminate flooring. Step outside to a meticulously designed backyard retreat with exposed aggregate patios and pads, dual pergolas on upper and lower levels, Gemstone permanent exterior lighting with the latest hub technology, outdoor heaters, and a custom outdoor fireplace. A professionally installed Wi-Fi-controlled hot tub completes the

private oasis. Additional upgrades include underground drainage via a swale system, a full Wi-Fi irrigation system with rain sensor, and beautiful landscaping featuring a Linden tree plus a Honeycrisp apple tree. The oversized triple garage is fully upgraded with finished flooring, an EV charging station, and ceiling/wall-mounted storage systems. Ideally located near top-rated schools (West Springs School, West Ridge School, Ernest Manning High School) and premier private options like Webber Academy and Calgary French & International School, with quick access to shopping, dining, downtown via Bow Trail, and Stoney Trail—surrounded by parks, pathways, and green spaces. A rare opportunity to own a truly turnkey luxury home in an unbeatable westside location.