



**7 Westpoint Place SW
Calgary, Alberta**

MLS # A2296836



\$1,450,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,108 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar

Inclusions: 2nd Dishwasher, Garage heater, Play apparatus

OPEN HOUSE – Sat March 28 (1-3pm) Ideally located on a CUL DE SAC, an enclave of luxury homes, tucked away on the east side of West Springs – PRIVATE & QUIET. Follow the path system directly to St Joan of Arc School, a short walk to Calgary French Int’l, 85th Street West and its growing variety of shops and restaurants… WEST SPRINGS IS THE CHARM! This two storey presents 4480 sq ft of living space over three levels, 3 beds and a Bonus Room up, a fully developed basement with 2 additional beds, 3.5 baths AND… an OVER-SIZED, HEATED 3 car garage. This home sits on a 6300 sq ft lot, with a SUNNY & BRIGHT western exposure in back – FANTASTIC! On arrival you will be struck by the stone façade and aggregate drive – STRIKING. Upon entering you will enjoy the wide plank hardwoods running through the main, 9 foot ceilings, 18 feet at the entrance, extensive millwork and stone accents throughout. The Great Room in back, with its warm western exposure draws you through. The kitchen features granite counters, a large center island/breakfast bar, a Jenn-Air appliance package including gas range and wall oven and walk-through Butler’s pantry leading to a proper Dining Room. You will also find a private home office tucked away with a custom desk and shelving, striking millwork and a double sided fireplace. Upstairs, the Bonus Room is a welcome sight… a large open space where the family will gather, a gas fireplace and the beautiful millwork continues here. The Primary Retreat enjoys a 5pc en suite with heated floors, a steam shower, jetted tub and large walk-in closet. The two additional beds up share a 5pc Jack & Jill en suite, each with walk-in closets. The lower level has been fully developed offering an open Family/Rec Room, another fireplace, wet bar and two

additional beds, sharing a full bath. This home offers a wide variety of inviting spaces, inside & out, a home family and friends will feel welcome. PLUS…. a generous west face rear yard, expansive deck & patio and wired for your future hot tub!