



**85 Westpoint Gardens SW
Calgary, Alberta**

MLS # A2158715



\$798,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Soaking Tub		

Inclusions: None

CHARMING & WARM & INVITING…. This is a space your family will LOVE, and friends will always feel welcome. The main level, warm & bright, with a bank of windows across the back to capture the wonderful, mature garden; an expansive rear deck and PRIVATE rear yard; a Bonus Room up, with a south exposure bathed in the warmth of the sun and a newly developed basement & NICE! All of this on a quiet crescent in West Springs, steps to the soccer pitch and baseball diamonds on 73rd… this is a GREAT FAMILY HOME! Highlights include maple hardwoods through the main, a refreshed kitchen with granite counters, s/s appliances and a gas stove, a soft palette, designer lighting fixtures and exceptionally well maintained throughout. Upstairs, you will LOVE the Bous Room, afternoons will be spent here. The primary bedroom is generous in size, overlooking the mature rear yard with a full en suite, with granite counters. There are two additional beds up sharing a 4pc bath, also with granite. The lower level has just been developed and offers a rec room, fitness space, a 4th bed and full bath. In summary…. This two storey family home offers 3+1 beds, 3.5 baths, an amazing Bonus Room with 2490 sq ft of living space over three levels …. Plus Central A/C.