



**52 Westpoint Gardens SW
Calgary, Alberta**

MLS # A2178582



\$875,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	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-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Dryer (As is), Security cameras & monitor, Garage cabinet & armoire

OPEN HOUSE – Sat November 16 (2-4pm) WONDERFUL in West Springs…. This home shouts PRIDE OF OWNERSHIP, offering a quick and easy transition for your family. The list of highlights is long… a kitchen renovated and refreshed with quartz countertops, s/s appliances and a center island breakfast bar; the primary bath with new cabinets, flooring and quartz countertops – WARM & INVITING; oak hardwoods which run up & down; designer lighting throughout; custom B/I’s in the living room; finished throughout in a soft white palette; a Bonus Room under a vaulted ceiling with a corner fireplace; a PRIVATE, south facing rear yard – FANTASTIC…. PLUS, an amazing LOCATION, steps to the playing fields on 73rd, a variety of great schools in the neighbourhood and a welcoming family community. This is a home your family will LOVE! Recent CAPITAL IMPROVEMENTS include new Lux windows, a new roof in 2016, new siding, eaves & soffits….This is a two storey offering 2600+ sq ft over three levels. The main level offers a WARM & BRIGHT southern exposure, a volume of windows harnessing the warmth of the sun, tempered by the Central A/C through the summer months. The Great Room features a media wall with custom cabinets, open to the inviting kitchen and dining space, overlooking the rear yard. There is also a private den/home office at the entrance. The hardwoods lead upstairs, to a wonderful Bonus Room, under a vaulted ceiling with a corner fireplace. The primary retreat is generous in size and offers the southern exposure and a newly finished en suite – WONDERFUL! There are two additional beds up, sharing a full, 4pc bath. The lower level has been professionally finished with a large rec room and a 4th bed for your weekend guests. With 2600+ sq ft, 3+1 beds, a Bonus

Room, a fully developed basement, a private south facing yard and steps to the playing fields at 73rd this is an IDEAL FAMILY HOME!