



1638 Westmount Boulevard Calgary Alberta

\$994,900

Welcome to this stunning 4 bedroom, 3.5 bathroom home with over 3000 sq ft of open living space + an abundance of beautifully unique features - I promise you haven't seen anything like this! The warm curb appeal greets you as you approach the no maintenance front porch complete with Trex composite decking and aluminum railing. As you enter you'll immediately feel the airiness of a 2 story ceiling & warmth of a sun filled front living space where you'll easily imagine relaxing with a coffee and a great book. You'll love the spacious dining room but your eyes will quickly be drawn to the most gorgeous, one of a kind, teak and quartz kitchen - it's an absolute show stopper boasting gas range, huge island + peninsula with seating for 4! Just off the kitchen these owners have created a cozy, vinyl playing lounge and the family room is quite spacious, perfect for entertaining & unwinding. Out the back entrance you'll discover the huge deck perfect for weekend BBQ parties + a private yard that has been lovingly planted full of beautiful perennials. The double garage is insulated & drywalled with lots of room for storage and gear. On the 2nd level you'll be drawn to the open to below office / playroom, area, a perfect space to make your own for work or play. Two good sized bedrooms, a 4 pc bathroom, spacious principle bedroom with 4 pc ensuite + upstairs laundry round out the bright upper level. As you move to the basement you'll get a feel for how much this family loves music and entertaining with a massive recreation space, large bedroom and plenty of additional storage in the mechanical room. The 3 piece bathroom boasts an awesome steam shower! This home has enjoyed a fabulous renovation and so many updates but major highlights include: Gemstone exterior lighting, custom teak kitchen with new fridge, gas range/fan, sink, fixtures, microwave and refreshed bathrooms. The...

4pc Bathroom 8.25 Ft x 4.92 Ft

4pc Bathroom 14.83 Ft x 4.83 Ft

Bedroom 8.25 Ft x 10.17 Ft

Bedroom 9.25 Ft x 10.50 Ft

Primary Bedroom 10.67 Ft x 20.67 Ft

Laundry room 5.92 Ft x 2.92 Ft

Furnace 20.33 Ft x 5.33 Ft

2pc Bathroom 3.75 Ft x 7.00 Ft

Den 5.33 Ft x 12.42 Ft

Dining room 15.75 Ft x 10.25 Ft

Family room 12.00 Ft x 16.58 Ft

Foyer 3.67 Ft x 6.83 Ft

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Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Bedroom 14.75 Ft x 12.00 Ft

Kitchen 12.00 Ft x 14.25 Ft

Recreational, Games room 14.58 Ft x 22.33 Ft

Living room 13.42 Ft x 20.08 Ft

3pc Bathroom 5.33 Ft x 8.58 Ft