



199 Westview Drive Calgary Alberta

\$998,500

This fully REDESIGNED and RENOVATED FOUR-LEVEL SPLIT is a rare find, combining high-end finishes, modern functionality, and a central location! Nestled on a spacious 64.5-ft x 100-ft CORNER LOT in the heart of WESTGATE, this home is an ideal choice for families, professionals, or anyone looking for a move-in-ready home w/ style and substance! From the moment you step inside, the warmth and character of this home shine through. The main level is bright and welcoming, w/ an open-concept living area and large windows for lots of natural light, w/ a stunning floor-to-ceiling tiled fireplace as the focal point, with built-in shelving and a beautiful wood slat feature wall. The kitchen features stunning, designer touches, including high-end appliances that sit alongside a sleek waterfall island w/ wood slat accents, and custom cabinetry make it a dream for both everyday cooking and hosting. The dining area seamlessly connects to the outdoors w/ double doors leading to a brand-new deck--perfect for summer BBQs or enjoying a quiet morning coffee. A good-sized main floor bedroom or den and a 4-pc bathroom round out the main level, before heading upstairs to the dedicated primary retreat. The primary suite offers a peaceful haven w/ its stylish feature wall, spacious walk-in closet w/ built-in organizers, and oversized windows. The clean, modern ensuite features a luxurious soaker tub, heated tile floors, a double vanity w/ premium fixtures, and a walk-in shower w/ body jets, creating a space where you can truly unwind. On the lower level, a functional and stylish mudroom w/ custom cabinetry provides ample storage, keeping everything organized. This level also features a versatile walkout space that can be used as a home office, gym, or bedroom, plus a convenient laundry room w/ cabinetry and a sink. The basement extends the living space even further, offering two generously...

Recreational, Games room 26.42 Ft x 19.83 Ft

Furnace 8.17 Ft x 6.50 Ft

Bedroom 12.33 Ft x 8.92 Ft

Bedroom 10.58 Ft x 10.08 Ft

3pc Bathroom 8.17 Ft x 4.92 Ft

Laundry room 6.92 Ft x 5.00 Ft

Kitchen 13.67 Ft x 11.17 Ft

Dining room 11.08 Ft x 13.67 Ft

Living room 16.67 Ft x 13.83 Ft

4pc Bathroom 5.00 Ft x 7.92 Ft

Other 12.42 Ft x 5.75 Ft

Primary Bedroom 12.42 Ft x 13.25 Ft

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Listing Presented By:



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

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Bedroom 13.00 Ft x 11.42 Ft

5pc Bathroom 12.42 Ft x 10.83 Ft