



## 42 Westbury Place Calgary Alberta

\$1,075,000

This gorgeous family home in desirable West Springs is ready for its next chapter - ready for someone who will love long summer days in the huge WEST-facing PIE-SHAPED backyard! Cul-de-sac living is the pinnacle for most families - a quiet, safe road where kids can play and make friends. At the end of the street is a huge green space with baseball diamond, soccer field and playground. Nearby West Springs (K-4) and West Ridge (5-9) schools and the trendy shops & restaurants of 85 St SW mean you have everything you need right in your community, while still only being a 15 minute drive downtown. Now let's talk about the house! A gorgeous kitchen renovation, designer lighting and fresh paint has modernized this home while keeping a warm colour palette throughout. The kitchen has an incredible pantry, huge island w/ white quartz counter, tons of cabinetry & counter space, updated hardware & backsplash and a kitchen nook with large windows overlooking the lush backyard. Living room with gas fireplace is nicely sized for family games night or relaxing with a movie. Formal dining area has beautiful coffered ceilings and the main floor office is perfect for your work-from-home setup! Upstairs, all bedrooms are generously sized and the primary bedroom features a to-die-for walk-in closet, wall to wall windows, plenty of space for a second home office or great yoga nook and a 5-piece ensuite with his & hers vanities! Upper laundry features plenty of cabinet space for extra linen storage. Lower level is fully developed with 4th bedroom, full bathroom and rec room with massive built-in bookshelves for the booklovers out there (or all of your favourite board games!). Lower level den could be another playroom, music room or gym and an incredible storage room round out this level. Attached, heated garage is oversized with separate man door to access backyard. This lot is 7,500 squ...

Bedroom 10.08 Ft x 13.00 Ft

Recreational, Games room 16.67 Ft x 20.33 Ft

4pc Bathroom Measurements not available

Den 10.75 Ft x 8.67 Ft

Storage 13.08 Ft x 12.50 Ft

Kitchen 15.08 Ft x 15.08 Ft

Living room 15.92 Ft x 14.92 Ft

2pc Bathroom Measurements not available

Primary Bedroom 17.08 Ft x 21.17 Ft

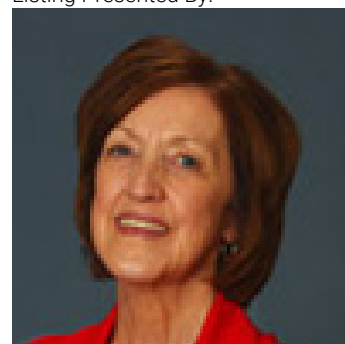
Bedroom 10.50 Ft x 13.50 Ft

Bedroom 14.08 Ft x 10.00 Ft

5pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.riverliferealestate.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Dining room 11.00 Ft x 12.58 Ft

4pc Bathroom Measurements not available

Breakfast 11.92 Ft x 6.00 Ft

Laundry room 10.50 Ft x 6.50 Ft