



1840 Westmount Boulevard Calgary Alberta

\$2,649,900

This extraordinary custom estate offers over 5,200 sq. ft. of total living space, situated on a massive 179' deep lot, plus more than 1,100 sq. ft. of covered outdoor areas, all with sweeping views of the Bow River and downtown skyline. From the foyer, the craftsmanship is immediately evident with over 8,000 board feet of maple millwork, solid maple doors, Brazilian walnut floors, and exotic hardwoods such as tiger wood, bird's-eye maple, ebony, kaju, walnut, and cherry, all installed by master artisans. The main floor offers a front-facing primary bedroom with a private ensuite with jetted shower and tub, and in-floor heat. A formal dining space or office, and a showpiece kitchen appointed with a Wolf gas range, Sub-Zero fridge, Bosch dishwasher, walk-in pantry, curved cabinetry, beveled granite counters, and a custom removable island table. The adjoining living room is anchored by a fireplace and opens seamlessly to expansive covered decks with cedar ceilings and stamped concrete, creating year-round indoor-outdoor living. Upstairs, four bedrooms include two full primary suites with fireplaces and spa-inspired ensuites, while the main retreat enjoys a sitting area, walk-in closet, heated floors, jetted tub, and steam shower. Another primary bedroom with an ensuite, two additional beds with a jack-and-jill bath, one with a built-in fireplace, a wet bar, which leads out to the balcony with skyline views, and a laundry room complete the second level. The fully developed walk-out/walk-up basement offers a recreation room, kitchenette, two more bedrooms, and two bathrooms, all warmed by in-floor heating with direct access to covered patios. Outside, six distinct decks and patios surround the real-stone exterior, complemented by a finished four-car garage with skylights, a 66' RV pad, stamped-concrete driveway, and rear alley access with space for lots of vehicles. Re...

Bedroom 15.50 Ft x 16.17 Ft

4pc Bathroom 7.67 Ft x 7.17 Ft

Bedroom 15.42 Ft x 13.00 Ft

Laundry room 7.17 Ft x 8.00 Ft

4pc Bathroom 5.08 Ft x 8.00 Ft

Primary Bedroom 11.50 Ft x 11.58 Ft

Other 16.42 Ft x 10.50 Ft

3pc Bathroom 6.58 Ft x 10.08 Ft

Furnace 13.33 Ft x 10.00 Ft

Bedroom 9.58 Ft x 14.25 Ft

3pc Bathroom 6.33 Ft x 7.08 Ft

Bedroom 13.83 Ft x 13.83 Ft

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Primary Bedroom	23.67 Ft x 25.08 Ft	Foyer	5.50 Ft x 9.42 Ft
Other	11.08 Ft x 7.17 Ft	Dining room	14.25 Ft x 11.00 Ft
5pc Bathroom	11.75 Ft x 13.00 Ft	Primary Bedroom	13.92 Ft x 15.83 Ft
Recreational, Games room	23.50 Ft x 25.33 Ft		