



## 195 Westview Drive Calgary Alberta

\$949,888

Extensively renovated bungalow in desirable Westgate | SW backyard | Legal basement suite | Heated double garage | 5700+ sq ft lot | Contemporary Design | Built-in Features | Nestled on a generous 5,700+ sq ft lot, this stunning property offers a heated double car garage, a southwest-facing backyard, and contemporary curb appeal with its neutral-toned exterior. As you step inside, you're immediately welcomed by the flood of natural light pouring through large vinyl windows in the expansive living room. The space is anchored by a striking accent wall that features built-in cabinetry, floating shelves, and a cozy fireplace--perfect for relaxing evenings or entertaining guests. The heart of the home is the chef-inspired kitchen, where style meets substance. Outfitted with sleek black stainless steel appliances, it boasts a vibrant center island with cabinetry on both sides, a built-in wall oven and microwave, and a gas range that's ready for your culinary creations. Adjacent to the kitchen, the dining area offers an elegant atmosphere under a modern light fixture--an ideal setting for both casual meals and festive gatherings. Retreat to the primary bedroom, a true sanctuary complete with a walk-in closet and a luxurious 4-piece ensuite--a rare feature in homes of this style. The ensuite is appointed with a beautiful stand-up shower. A dedicated laundry area on this level makes daily chores convenient and discreet. The 5 piece main bathroom is a standout feature in itself, with full-height mirrors, gold finishes, and a sleek full-cabinet vanity for optimal storage. The legal basement suite is equally impressive. Whether you're welcoming extended family, hosting guests, or looking for a mortgage helper, this space delivers. With an open-concept layout, it includes a full modern kitchen with stainless steel appliances, a cozy dining nook, and a spacious living/den area. ...

Furnace 10.75 Ft x 14.58 Ft  
3pc Bathroom 6.33 Ft x 6.92 Ft  
Bedroom 10.50 Ft x 13.83 Ft  
Bedroom 10.50 Ft x 14.17 Ft  
Den 15.08 Ft x 12.00 Ft  
Kitchen 14.17 Ft x 11.75 Ft

5pc Bathroom 10.25 Ft x 6.67 Ft  
4pc Bathroom 10.33 Ft x 8.08 Ft  
Bedroom 12.25 Ft x 9.25 Ft  
Primary Bedroom 12.25 Ft x 10.75 Ft  
Kitchen 10.58 Ft x 13.67 Ft  
Living room 12.75 Ft x 17.17 Ft

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Listing Presented By:



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Dining room 9.25 Ft x 6.75 Ft

Dining room 10.58 Ft x 7.00 Ft