



# 199 Westview Drive Calgary Alberta

\$1,125,000

Welcome to 199 Westview Drive in Westgate SW, one of Calgary's most desirable communities. This fully renovated and redesigned large 4 level split provides over 2400sqft of luxurious living space perfect for a growing family. Entering the home you'll be greeted by a warm yet spacious living area that features a beautiful fireplace with finished tiles all the way to the ceiling and a beautiful feature wall and practically designed chest. Also on this floor is the kitchen and dining room. Both feature dramatic lighting fixtures that make a statement and the kitchen has top of the line built-in appliances through out. Every detail of the kitchen was well thought out to be stylish yet practical and elegantly beautiful for your guests to fall in love with your kitchen including built in hood fan and waterfall island . The dining room also features large double doors that bring in a ton of light and lead to the newly built brand new deck in the back yard, perfect for summer entertaining. The main floor has another bedroom/office and 4 piece bathroom with beautiful tiles all around. The upper level features a master retreat that has wall feature, a large walk in closing with beautiful white shelving , large windows to welcome more light. The 5 piece ensuite features a gorgeous tub feature ,double vanity with premium plumbing features and a large jetted shower. The lower level features a huge mudroom that contains a very convenient bench and cabinetry all around that can store anything you would need to store , a walkout to the front large room that can we used as home office , gym, or bedroom, and laundry room with up and down cabinetry and sink . The basement features 2 additional large bedrooms, a HUGE rec area with more built-ins, a wet bar and an additional 3 piece bathroom that maintains the same level of finishing as the remainder of the house. The siding is ...

5pc Bathroom 12.42 Ft x 10.83 Ft

Primary Bedroom 12.42 Ft x 13.25 Ft

Other 12.42 Ft x 5.75 Ft

Recreational, Games room 26.42 Ft x 19.83 Ft

Bedroom 12.33 Ft x 8.92 Ft

Bedroom 10.58 Ft x 10.08 Ft

Bedroom 11.42 Ft x 13.00 Ft

Foyer 11.75 Ft x 17.08 Ft

Laundry room 6.92 Ft x 5.00 Ft

4pc Bathroom 5.00 Ft x 7.92 Ft

Dining room 11.08 Ft x 13.67 Ft

Kitchen 11.17 Ft x 13.67 Ft

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

Listing Presented By:



Originally Listed by:  
Royal LePage METRO



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

3pc Bathroom 8.17 Ft x 4.92 Ft

Office 9.83 Ft x 13.33 Ft

Furnace 8.17 Ft x 6.50 Ft

Living room 16.67 Ft x 13.83 Ft