



# 2015 Westmount Road Calgary Alberta

\$1,399,888

BRAND NEW 3 STOREY NEW YORK BROWNSTONE with a sunny SOUTH FACING BACKYARD and an incredible inner-city location! The exquisite architecture is highlighted by a classic brick exterior with elegant black accents and soaring sightlines. Inside is an impressive sanctuary that combines light and glass to create a designer space that is both stylish and functional. The main floor is illuminated by a plethora of natural light and extra pot lights plus key feature lighting in all the right areas for visual impact. Dramatic FLOOR-TO-CEILING WINDOWS and expansive built-ins adorn the front dining room allowing for a casually elegant entertaining space. Culinary adventures are inspired in the sleek and modern, GOURMET KITCHEN featuring a HIGH-END KITCHENAID APPLIANCE PACKAGE that includes a 6-BURNER GAS STOVE, a WATERFALL EDGE QUARTZ ISLAND, quartz backsplash and clever storage thanks to the built-in wall pantry and added cabinets with a beverage centre. Relaxation is promoted in the inviting living room in front of the striking FULL-HEIGHT TILE-ENCASED FOCAL FIREPLACE with built-ins. OVERSIZED PATIO DOORS spill in sunshine and provide ease to your indoor/outdoor lifestyle. The main floor is completed by a mudroom with custom storage and a privately tucked away powder room on the way to the lower level. On the second level are 2 of the BEDROOMS EACH WITH WALK-IN CLOSETS AND THEIR OWN BATHROOMS for ultimate privacy. A flex area is great for a home office or kid's play space. Laundry with storage and a sink is also conveniently on this level. The third uppermost level is home to the INDULGENT OWNER'S RETREAT with grand floor-to-ceiling oversized windows, 2 CUSTOM WALK-IN CLOSETS (no more fighting over space!) & a LUXURIOUS, SPA-LIKE ENSUITE featuring dual sinks, a free-standing soaker tub and an oversized steam shower. Gather in the BONUS ROOM or use this adjacent space for a qu...

Den 7.17 Ft x 9.67 Ft

Laundry room 5.42 Ft x 8.58 Ft

Bedroom 11.33 Ft x 10.83 Ft

Bedroom 12.17 Ft x 13.42 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Recreational, Games room 18.75 Ft x 19.92 Ft

Furnace 5.67 Ft x 14.92 Ft

Bedroom 12.75 Ft x 10.25 Ft

3pc Bathroom Measurements not available

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

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**Real Estate Professionals Inc.**

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

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

**4pc Bathroom** Measurements not available

**Bonus Room** 10.17 Ft x 10.50 Ft

**Primary Bedroom** 15.67 Ft x 15.92 Ft

**Other** 6.08 Ft x 10.92 Ft

**Other** 9.25 Ft x 6.92 Ft

**Foyer** 6.58 Ft x 7.58 Ft

**Dining room** 13.25 Ft x 9.17 Ft

**Kitchen** 15.67 Ft x 15.08 Ft

**Living room** 14.08 Ft x 13.17 Ft