



## 2035 Westmount Road Calgary Alberta

\$1,289,900

Welcome to this stunning 1-year-old modern residence nestled in the heart of West Hillhurst, one of Calgary's most coveted inner-city communities. Meticulously designed and masterfully constructed, this 2,276 square foot home (total developed space) combines sleek contemporary aesthetics with exceptional functionality, offering an elevated lifestyle in a premier location just minutes from the downtown core, Kensington, and the Bow River pathway system. Step inside and be greeted by an airy open-concept main floor wrapped in natural light, with wide-plank hardwood flooring flowing seamlessly throughout the entire home -- no carpet, just clean, modern lines. The heart of the home is the chef-inspired kitchen, showcasing upgraded professional-grade appliances, including a 6-burner gas range, integrated refrigerator, built-in wall oven, and an oversized quartz island ideal for entertaining. Custom flat-panel cabinetry and designer lighting elevate the ambiance, while a walk-through pantry adds convenience and style. The living area features a sleek gas fireplace framed by built-in shelving, and opens to a dining space that comfortably hosts large gatherings. Large sliding doors connect you to a private, low-maintenance backyard with synthetic turf, minimalist landscaping, and a spacious deck -- the perfect space to unwind or entertain without the hassle of upkeep. Upstairs, the primary retreat is a sanctuary of calm, featuring vaulted ceilings, a walk-in closet with built-in organizers, and a spa-like ensuite with double vanity, heated tile floors, oversized glass shower, and a deep soaker tub. Two additional generously sized bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The fully developed basement offers versatile living space with high ceilings, a spacious rec/media room, a guest bedroom, full bathroom, and ample storage. Additional ...

Primary Bedroom 12.50 Ft x 13.50 Ft

Other 5.67 Ft x 15.67 Ft

6pc Bathroom 9.50 Ft x 9.50 Ft

Laundry room 7.75 Ft x 6.33 Ft

Bedroom 9.33 Ft x 11.83 Ft

Bedroom 10.17 Ft x 12.17 Ft

Bedroom 12.42 Ft x 11.50 Ft

3pc Bathroom 11.00 Ft x 6.50 Ft

Media 14.50 Ft x 16.50 Ft

Dining room 12.50 Ft x 13.00 Ft

Other 12.50 Ft x 20.50 Ft

Great room 12.50 Ft x 15.50 Ft

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4pc Bathroom 8.42 Ft x 5.83 Ft

2pc Bathroom 5.50 Ft x 4.50 Ft